Northern Territory Planning Scheme

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USER GUIDE TO THE NORTHERN TERRITORY PLANNING SCHEME

Introduction

The Northern Territory Planning Scheme (the Scheme) applies to the whole Territory other than for areas that are subject to a specific planning scheme in accordance with section 8 of the *Planning Act*; eg, the Town of Jabiru.

How the Scheme Works

Planning Principles and Framework

At Part 2 are listed a number of what the Scheme describes as “planning principles”. They are broad expressions of the Northern Territory Government’s commitment to outcomes of land use planning and development control. The Scheme distinguishes between those principles equally applicable across the Territory and those that are specific to a particular region.

The Scheme requires a consent authority to make determinations of development applications in a manner that, if not actively advancing those principles, is consistent with them. A consent authority cannot make a determination that is demonstrably inconsistent with or would frustrate achievement of those principles.

Framework drawings and Area Plans broadly identify the expected nature of development into the future. The zoning maps identify the zones and hence the provisions of the Planning Scheme that may apply to uses within the zones.

Zoned Land

The zoning of land can be readily determined by reference to the zoning maps. These are available at the offices of the Department of Planning and Infrastructure in Darwin, Katherine and Alice Springs. Zoning and other site specific information can also be determined by obtaining (upon application) a Planning Certificate, similarly available from the Department and for which a fee is charged.

Within the title block of a zoning map there may be a diagram identifying a particular location appearing on that map. Where this is the case it indicates an Area Plan, which can be found within the text of the Scheme, applies to that location.

Having determined the applicable zoning, the simplest way of finding out what, if any, provisions apply to the use or development of land is by reference to the zoning table. On the page facing the table is a description of the purpose of the zone. The table lists a range of uses that are defined by the Scheme and appear at clause 3.0.

For each defined use the table indicates whether the use is permitted without the consent of the consent authority, is permissible only with the consent of the consent authority or is prohibited in a particular zone. Where a particular control applies to a use or development, that control is listed by clause number in the table and the clause(s) should be read to obtain full information regarding the manner in which the use or development may be undertaken.

Notes may appear in the margin adjacent to the zone purpose and/ or a particular clause. These are to assist in cross-referencing related matters within the Scheme. It is useful to review each of the clauses to which the notes refer to ensure a full understanding of the provisions applying to a use or development.

Where an Area Plan has been identified on the zoning map as being relevant to a location, reference should also be made to that Plan. The Area Plans are found in Part 8 of the Scheme and include both text and diagram explaining the intentions for use and development in that area. The Plans show the intended land use outcome for the particular location for the guidance of the community and the consent authority. Although not binding on the consent authority, it should not make determinations that are demonstrably inconsistent with or would frustrate the achievement of the outcomes. An Area Plan may be accompanied by Planning Principles specific to the area described.

Land that is subject to zoning within the Scheme includes the municipal areas of Darwin; Palmerston; Litchfield; Katherine (including some adjacent rural areas); Tennant Creek; Alice Springs (including some adjacent rural areas) and Borroloola. The Town of Batchelor; the settlement of Namarada and the Darwin Rural Area (generally extending west of Litchfield Shire and including Cox Peninsula), are also zoned.

Land that is subject of a Specific Use Zone but that is outside the areas described above include Crab Claw Island; the Brewer Industrial Estate (south of Alice Springs); Kings Canyon; Lake Bennett; the King Ash Bay Fishing Club and the Town of Pellew (the Sir Edward Pellew Group of islands).

Unzoned Land

There are several areas of the Territory where land use controls apply but which are not zoned. If land is not within a zone and not subject to the operation of an Act other than the *Planning Act* (eg, the *Pastoral Land Act* or *Mining Act* that control clearing) a permit is required to clear in excess of 1ha of native vegetation.

If land is within 500m of a designated road (see clause 13.4) a permit may be required for the use or development of that land.

Noting the above exceptions and other than for subdivision, unzoned land is not subject to land use controls under the *Planning Act*.

Subdivision

Approval is required for the subdivision or consolidation of any land, zoned or not, that is not controlled by the *Pastoral Lands Act*, however the subdivision of a pastoral property to facilitate a non-pastoral activity does require consent under the *Planning Act* via this Scheme.

The Scheme establishes certain standards for subdivision including minimum lot sizes, general layout, the provision of open space etc. These provisions should be read in conjunction with the requirements of service authorities and local and community government councils that may also have particular requirements relating to their areas of responsibility. Note that the lease of land for a period in excess of 12 years also requires subdivision approval.

Defined Uses

To avoid doubt a range of common land uses and activities are individually defined by clause 3.0. Throughout the Scheme these defined terms appear in bold text. Other than in zones SD, MD, MR and HR a use or development that is not, in the opinion of the consent authority, adequately defined by the Scheme is automatically considered an unspecified discretionary use meaning that, whatever the circumstances, the consent of the consent authority is necessary. In zones SD, MD, MR and HR an unspecified use is automatically prohibited.

All other words have their ordinary meaning.

CHECK LIST OF ISSUES	
Issue	**Source of Information**
What is the use or development?	See definitions at clause 3.0
Is the use or development consistent with the planning principles?	See NT and relevant regional planning principles at Part 2.
What is the zone?	See zoning maps.
What is the purpose of the zone?	See zone purpose statement opposite the relevant zone table.
What uses are allowed in the zone?	See zone table.
What are the rules for the use or development in a zone?	See clauses specified against the use or development in the zone table. See also any clauses specified in the margin notes.
Is there an Area Plan relevant to the area?	See locality key in title block of the zoning map.
Is approval required for access?	See zone map for location of main roads.

What Happens Next?

If consent is required for the use or development of land an application is made to the consent authority (which may be the Development Consent Authority or otherwise the Minister for Planning and Lands depending on the location). The Development Consent Authority is a panel of five members appointed by the Minister. The appropriate form is available from the Department or via the internet. A fee is payable for lodging an application.

The consent authority will:

- advertise the proposal in the newspaper and invite interested persons to inspect the application. Unless deemed by the consent authority to be impracticable a sign is erected on the site describing the proposed use or development. Any person can lodge a submission, either objecting to or supporting a proposal. An objection can be to the proposal in its entirety or to one or more elements of the proposal; and
- refer the application to the appropriate service authorities and if the land is within a local government area, to the Council, for comment.

The consent authority will consider the application in the context of its obligations under the *Planning Act*, the provisions of the Scheme, the comments of the service authorities and Council and any submissions. The consent of the consent authority should not be presumed. The consent authority will consider all applications on their individual merit, exercising the discretion afforded it under the *Planning Act*.

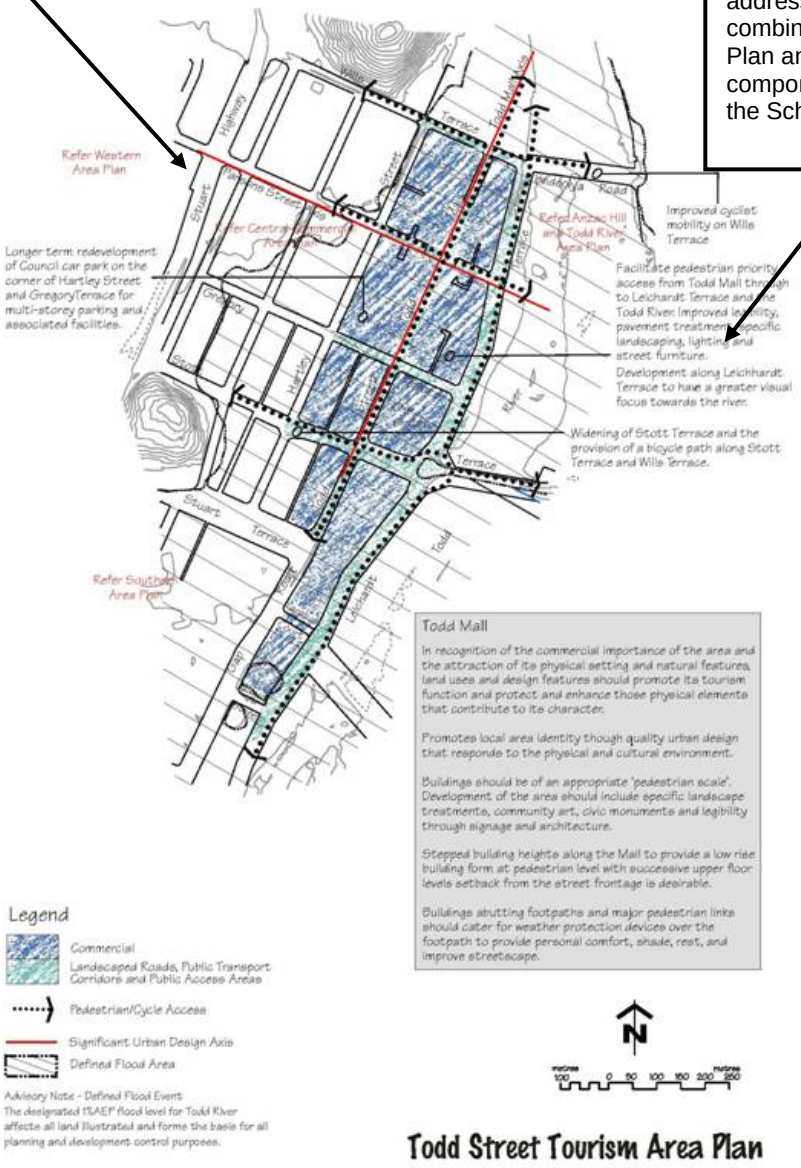
The consent authority may issue a Development Permit which may have conditions attached to it. It may issue a Notice of Refusal that must include reasons for the refusal. Where a right of appeal exists to a person other than the applicant the consent authority will issue a Notice of Determination.

Division 2 of Part 9 of the *Planning Act* sets out those decisions of a consent authority that may be appealed. An appeal against a determination of the consent authority may be lodged with the Lands, Planning and Mining Tribunal within the specified period.

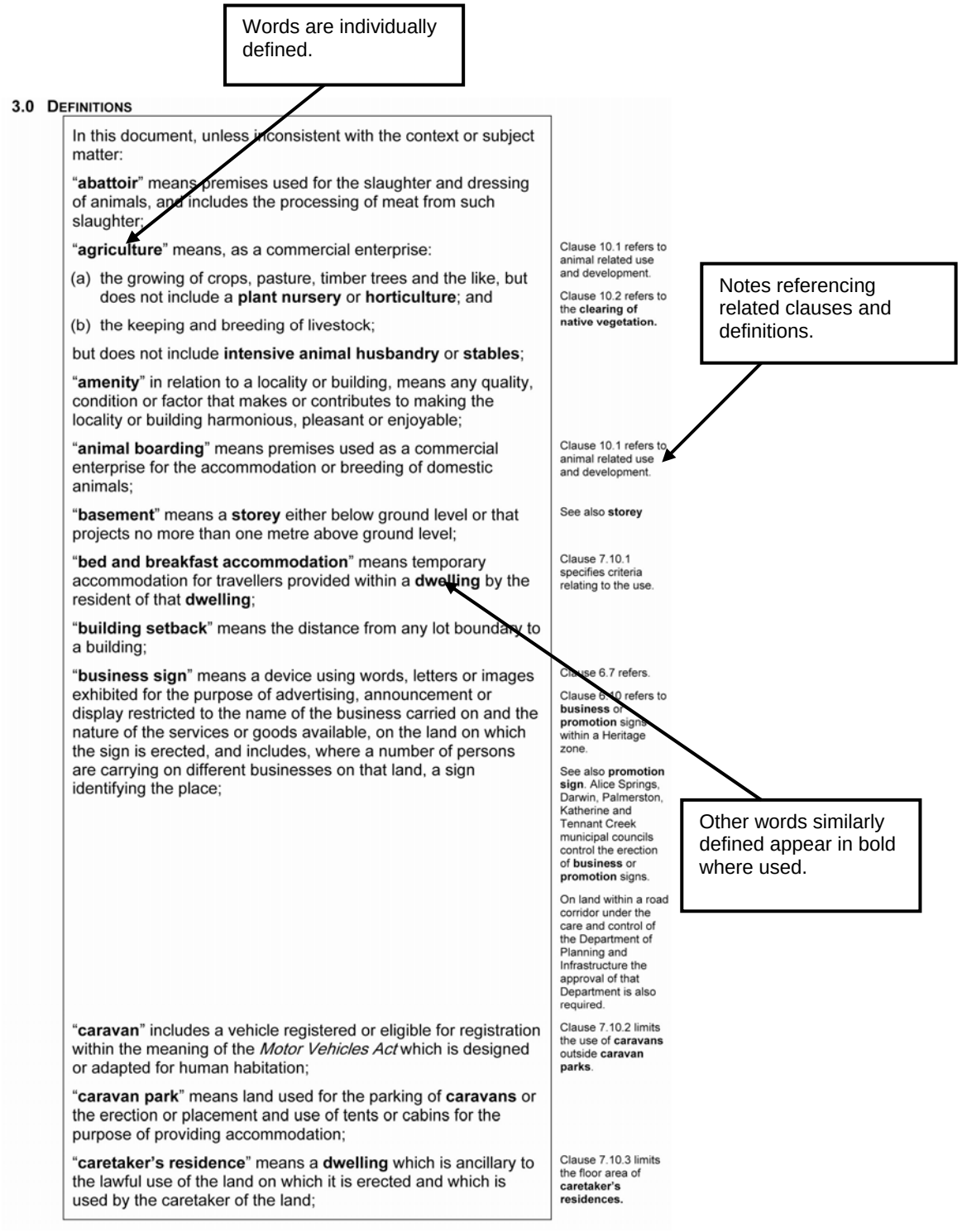
AREA PLANS

The drawing uses the same colour themes as all other graphics forming part of the Scheme.

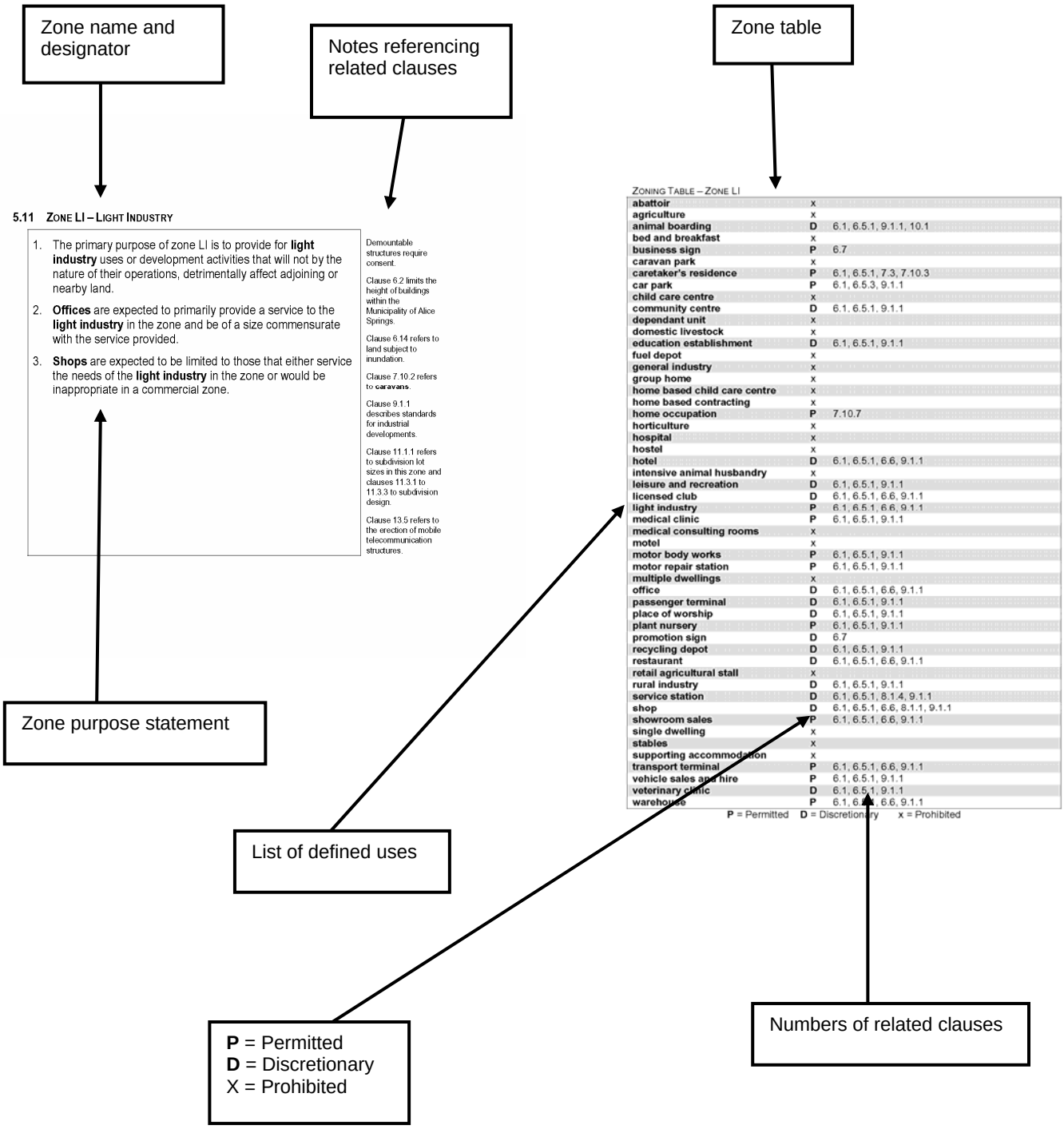
Notes detailing specific issues expected to be addressed through a combination of the Area Plan and other components or controls in the Scheme.


Refer Western Area Plan
Refer Central Commercial Area Plan
Refer Anzac Hill and Todd River Area Plan
Refer Southern Area Plan
Improved cyclist mobility on Wills Terrace
Longer term redevelopment of Council car park on the corner of Hartley Street and GregoryTerrace for multi-storey parking and associated facilities.
Facilitate pedestrian priority access from Todd Mall through to Leichardt Terrace and the Todd River. Improved legibility, pavement treatment, specific landscaping, lighting and street furniture.
Development along Leichhardt Terrace to have a greater visual focus towards the river.
Widening of Stott Terrace and the provision of a bicycle path along Stott Terrace and Wills Terrace.
Todd Mall
In recognition of the commercial importance of the area and the attraction of its physical setting and natural features, land uses and design features should promote its tourism function and protect and enhance those physical elements that contribute to its character.
Promotes local area identity though quality urban design that responds to the physical and cultural environment.
Buildings should be of an appropriate 'pedestrian scale'. Development of the area should include specific landscape treatments, community art, civic monuments and legibility through signage and architecture.
Stepped building heights along the Mall to provide a low rise building form at pedestrian level with successive upper floor levels setback from the street frontage is desirable.
Buildings abutting footpaths and major pedestrian links should cater for weather protection devices over the footpath to provide personal comfort, shade, rest, and improve streetscape.
Legend
Commercial
Landscaped Roads, Public Transport Corridors and Public Access Areas
Pedestrian/Cycle Access
Significant Urban Design Axis
Defined Flood Area
Advisory Note - Defined Flood Event
The designated 1%AEP flood level for Todd River affects all land illustrated and forms the basis for all planning and development control purposes.
N
metres 100 0 50 100 150 200 250
Todd Street Tourism Area Plan

DEFINITIONS


Words are individually defined.
3.0 DEFINITIONS
In this document, unless inconsistent with the context or subject matter:
"abattoir" means premises used for the slaughter and dressing of animals, and includes the processing of meat from such slaughter;
"agriculture" means, as a commercial enterprise:
(a) the growing of crops, pasture, timber trees and the like, but does not include a plant nursery or horticulture; and
(b) the keeping and breeding of livestock;
but does not include intensive animal husbandry or stables;
"amenity" in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;
"animal boarding" means premises used as a commercial enterprise for the accommodation or breeding of domestic animals;
"basement" means a storey either below ground level or that projects no more than one metre above ground level;
"bed and breakfast accommodation" means temporary accommodation for travellers provided within a dwelling by the resident of that dwelling;
"building setback" means the distance from any lot boundary to a building;
"business sign" means a device using words, letters or images exhibited for the purpose of advertising, announcement or display restricted to the name of the business carried on and the nature of the services or goods available, on the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses on that land, a sign identifying the place;
"caravan" includes a vehicle registered or eligible for registration within the meaning of the Motor Vehicles Act which is designed or adapted for human habitation;
"caravan park" means land used for the parking of caravans or the erection or placement and use of tents or cabins for the purpose of providing accommodation;
"caretaker's residence" means a dwelling which is ancillary to the lawful use of the land on which it is erected and which is used by the caretaker of the land;
Clause 10.1 refers to animal related use and development.
Clause 10.2 refers to the clearing of native vegetation.
Clause 10.1 refers to animal related use and development.
See also storey
Clause 7.10.1 specifies criteria relating to the use.
Clause 6.7 refers.
Clause 6.10 refers to business or promotion signs within a Heritage zone.
See also promotion sign. Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of business or promotion signs.
On land within a road corridor under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.
Clause 7.10.2 limits the use of caravans outside caravan parks.
Clause 7.10.3 limits the floor area of caretaker's residences.
Notes referencing related clauses and definitions.
Other words similarly defined appear in bold where used.

ZONE PURPOSE STATEMENT AND TABLE


Zone name and designator
Notes referencing related clauses
Zone table
5.11 ZONE LI – LIGHT INDUSTRY
1. The primary purpose of zone LI is to provide for **light industry** uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.
2. **Offices** are expected to primarily provide a service to the **light industry** in the zone and be of a size commensurate with the service provided.
3. **Shops** are expected to be limited to those that either service the needs of the **light industry** in the zone or would be inappropriate in a commercial zone.
Demountable structures require consent.
Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.
Clause 6.14 refers to land subject to inundation.
Clause 7.10.2 refers to caravans.
Clause 9.1.1 describes standards for industrial developments.
Clause 11.1.1 refers to subdivision lot sizes in this zone and clauses 11.3.1 to 11.3.3 to subdivision design.
Clause 13.5 refers to the erection of mobile telecommunication structures.
ZONING TABLE – ZONE LI
abattoir x
agriculture x
animal boarding D 6.1, 6.5.1, 9.1.1, 10.1
bed and breakfast x
business sign P 6.7
caravan park x
caretaker's residence P 6.1, 6.5.1, 7.3, 7.10.3
car park P 6.1, 6.5.3, 9.1.1
child care centre x
community centre D 6.1, 6.5.1, 9.1.1
dependant unit x
domestic livestock x
education establishment D 6.1, 6.5.1, 9.1.1
fuel depot x
general industry x
group home x
home based child care centre x
home based contracting x
home occupation P 7.10.7
horticulture x
hospital x
hostel x
hotel D 6.1, 6.5.1, 6.6, 9.1.1
intensive animal husbandry x
leisure and recreation D 6.1, 6.5.1, 9.1.1
licensed club D 6.1, 6.5.1, 6.6, 9.1.1
light industry P 6.1, 6.5.1, 6.6, 9.1.1
medical clinic P 6.1, 6.5.1, 9.1.1
medical consulting rooms x
motel x
motor body works P 6.1, 6.5.1, 9.1.1
motor repair station P 6.1, 6.5.1, 9.1.1
multiple dwellings x
office D 6.1, 6.5.1, 6.6, 9.1.1
passenger terminal D 6.1, 6.5.1, 9.1.1
place of worship D 6.1, 6.5.1, 9.1.1
plant nursery P 6.1, 6.5.1, 9.1.1
promotion sign D 6.7
recycling depot D 6.1, 6.5.1, 9.1.1
restaurant D 6.1, 6.5.1, 6.6, 9.1.1
retail agricultural stall x
rural industry D 6.1, 6.5.1, 9.1.1
service station D 6.1, 6.5.1, 8.1.4, 9.1.1
shop D 6.1, 6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales P 6.1, 6.5.1, 6.6, 9.1.1
single dwelling x
stables x
supporting accommodation x
transport terminal P 6.1, 6.5.1, 6.6, 9.1.1
vehicle sales and hire P 6.1, 6.5.1, 9.1.1
veterinary clinic D 6.1, 6.5.1, 9.1.1
warehouse P 6.1, 6.5.1, 6.6, 9.1.1
P = Permitted D = Discretionary x = Prohibited
Zone purpose statement
List of defined uses
P = Permitted
D = Discretionary
X = Prohibited
Numbers of related clauses

PART 1

1.0 PRELIMINARY

1.1 CITATION

This document is the Northern Territory Planning Scheme and may be cited as the Scheme.

1.2 APPLICATION

1. This Scheme applies to the whole of the Northern Territory with the exception of an area subject of a specific planning scheme made pursuant to section 8 of the *Planning Act.*

2. Where there is an inconsistency between the contents of Part 3 and Part 8 of the Scheme the provisions of Part 3 prevail.

Provisions relating to subdivision and the **clearing of native vegetation** apply to most of the Northern Territory.

1.3 EXCEPTIONS

1. Unless specified, other than for subdivision or consolidation or by virtue of an Interim Development Control Order, this Scheme does not prevent the use or development of land that is not zoned.

2. Unless specified, this Scheme does not prevent any of the following:

   (a) the use or development of land:

      i. as a road; or

      ii. for **sport and recreation**.

   (b) the construction, alteration, repair or maintenance of:

      i facilities for the reticulation of water, sewerage, gas or electricity or, subject to clause 13.5, transmission of telecommunications services;

      ii stormwater drains; or

      iii roads and traffic lights.

   (c) the strengthening to a safe condition of a building or works;

   (d) the erection or display of a sign which is:

      i. a traffic control or driver advisory guide, service or similar device;

      ii. displayed under a statutory obligation;

      iii. on enclosed land or within a building and not readily visible from land outside the enclosure or building;

      iv. of a temporary nature used to advertise property that is available for rent, lease, sale, auction or inspection subject to clause 6.7;

Clause 13.4 relates to land adjacent to designated roads.

Clause 10.2 requires consent for the **clearing of native vegetation**.

Telecommunication facilities defined by the Commonwealth as “low impact” are immune from Northern Territory planning control.

Clause 6.10 refers to building works in zone HT (Heritage).

Subject to clause 6.10 Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of advertising signs.

On land within a road corridor under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.

v. displayed on or inside a vehicle, other than a vehicle which is adapted and exhibited primarily as an advertising sign;

vi. an interpretive sign used for describing a place or an item of historical or educational significance; or

vii. a public safety advisory sign displayed by a government agency or local authority;

(e) subject to clause 6.10, the erection or display of a **business sign** or **promotion sign** within the municipalities of Alice Springs, Darwin, Palmerston, Katherine or Tennant Creek;

(f) the use of land under an extractive mineral permit issued under the *Mining Act* or authorisation under section 178(2) of that Act; or

(g) the erection, placement or use of a construction site **office** permitted under the *Building Act*.

Clause 6.10 refers to Heritage places and development.

2.0 ADMINISTRATION

2.1 ZONES

The zones referred to in this Scheme are those shown on the zoning maps.

2.2 PERMITTED, DISCRETIONARY AND PROHIBITED DEVELOPMENT

1. Land within a zone may be used or developed only in accordance with the Act and this Scheme.
2. A use or development of land within a zone is permitted without **consent** if the use or development:
   (a) is shown on the relevant zoning table as permitted; and
   (b) complies with all the provisions of this Scheme relating to that use or development in the zone.
3. A use or development of land within a zone requires **consent** if any of the following apply in relation to the use or development:
   (a) it is shown on the relevant zoning table as discretionary;
   (b) subject to sub-clause 4, it is not shown on the relevant zoning table;
   (c) it does not comply with all the provisions of this Scheme relating to that use or development within the zone; or
   (d) a provision of this Scheme expressly requires **consent**.
4. Subject to clause 2.3, a use or development of land within a zone is prohibited if the use or development is:
   (a) in zones SD, MD, MR or HR and is not shown on the relevant zoning table; or
   (b) shown on the relevant zoning table as prohibited.

2.3 USE OR DEVELOPMENT OF A HERITAGE PLACE

1. Despite anything to the contrary in this Scheme the consent authority may **consent** to a use or development of a **heritage place** that would otherwise be prohibited.
2. The consent authority must not **consent** to a use or development under sub-clause 1 except with the concurrence of the Minister responsible for the administration of the *Heritage Conservation Act*.

2.4 SPECIFIC USE ZONES

1. Despite anything to the contrary in this Scheme, land described in Schedule 1 (Specific Use Zones) may be used or developed as specified in the Schedule subject to any conditions specified in the Schedule and any further conditions imposed by the consent authority.
2. The provisions of Parts 1, 2, 4, 5, 7 and 8 apply to development described in Schedule 1 except where they conflict with any conditions specified in that Schedule.

2.5 EXERCISE OF DISCRETION BY THE CONSENT AUTHORITY

1. In considering an application for **consent** for a proposed use or development, the consent authority must consider the proposed use or development in its entirety except in relation to:
   (a) an application to alter or vary a development permit pursuant to sections 43A, 46 or 57 of the Act; or
   (b) access to a **main road.**
2. Parts 4 and 5 set out the standards that apply to the development of land, subject to sub-clauses 3 and 4.
3. The consent authority may **consent** to the development of land that does not meet the standard set out in Parts 4 or 5 only if it is satisfied that special circumstances justify the giving of **consent**.
4. When consenting to a development of land, the consent authority may impose a condition requiring a higher standard of development than is set out in a provision of Parts 4 or 5 if it considers it necessary to do so.

2.6 SUBDIVISION OF LAND

Land may be subdivided or consolidated only with **consent** and subject to the relevant provisions of Part 5 of this Scheme.

2.7 REFERENCE TO POLICY

1. The interpretation of this Scheme and the determinations of a consent authority must have regard to the policies and planning concepts expressed in those documents appearing in Schedule 2 and ensure that a use or development or proposed use or development is consistent with them.
2. Where there is an inconsistency between any applicable policy and this Scheme, the provisions of the Scheme will prevail.

2.8 REFERENCE TO GUIDELINES

1. Applications for a use or development must demonstrate consideration of and the consent authority must have regard to any guidelines applicable to the use or development appearing in Schedule 3 and ensure that a use or development or proposed use or development is consistent with them.
2. Where there is an inconsistency between any applicable guideline and this Scheme, the provisions of the Scheme will prevail.

2.9 ANCILLARY USE AND DEVELOPMENT

1. Where a use or development of land is permitted without **consent**, an ancillary use or development which would require **consent** if proposed as the primary use or development, is also permitted without **consent** provided it complies with the provisions of the clauses (if any) specified opposite the use or development in the relevant zoning table.
2. Where the ancillary use or development of land would be prohibited if proposed as the primary use or development, the ancillary use or development is permitted only with **consent**.

3.0 DEFINITIONS

In this document, unless inconsistent with the context or subject matter:	
"**abattoir**" means premises used for the slaughter and dressing of animals, and includes the processing of meat from such slaughter;	
"**agriculture**" means, as a commercial enterprise: (a) the growing of crops, pasture, timber trees and the like, but does not include a **plant nursery** or **horticulture**; and (b) the keeping and breeding of livestock; but does not include **intensive animal husbandry** or **stables**;	Clause 10.1 refers to animal related use and development. Clause 10.2 refers to the **clearing of native vegetation.**
"**amenity**" in relation to a locality or building, means any quality, condition or factor that makes or contributes to making the locality or building harmonious, pleasant or enjoyable;	
"**animal boarding**" means premises used as a commercial enterprise for the accommodation or breeding of domestic animals;	Clause 10.1 refers to animal related use and development.
"**basement**" means a **storey** either below ground level or that projects no more than one metre above ground level;	See also **storey**
"**bed and breakfast accommodation**" means temporary accommodation for travellers provided within a **dwelling** by the resident of that **dwelling**;	Clause 7.10.1 specifies criteria relating to the use.
"**building setback**" means the distance from any lot boundary to a building;	
"**business sign**" means a device using words, letters or images exhibited for the purpose of advertising, announcement or display restricted to the name of the business carried on and the nature of the services or goods available, on the land on which the sign is erected, and includes, where a number of persons are carrying on different businesses on that land, a sign identifying the place;	Clause 6.7 refers. Clause 6.10 refers to **business** or **promotion** signs within a Heritage zone. See also **promotion sign**. Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of **business** or **promotion** signs. On land within a road corridor under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.
"**caravan**" includes a vehicle registered or eligible for registration within the meaning of the *Motor Vehicles Act* which is designed or adapted for human habitation;	Clause 7.10.2 limits the use of **caravans** outside **caravan parks**.
"**caravan park**" means land used for the parking of **caravans** or the erection or placement and use of tents or cabins for the purpose of providing accommodation;	
"**caretaker's residence**" means a **dwelling** which is ancillary to the lawful use of the land on which it is erected and which is used by the caretaker of the land;	Clause 7.10.3 limits the floor area of **caretaker's residences.**

"**car park**" means the parking of motor vehicles otherwise than as an ancillary use of land;	Clause 6.5.3 specifies criteria relating to parking layout.
"**car parking area**" means an area set aside or designated for the parking of three or more motor vehicles;	Clause 6.5.3 specifies criteria relating to parking layout.
"**car parking space**" means a space designated for the parking of one motor vehicle;	For most uses the Building Code of Australia requires the provision of parking for disabled people.
"**child care centre**" means premises used for the caring for 17 or more children;	Clause 8.1.5 specifies criteria relating to the use.
"**clearing of native vegetation**" means the removal or destruction, by any means, of **native vegetation** on an area of land, other than: (a) the removal or destruction of a declared weed within the meaning of the *Weeds Management Act* or of a plant removed under the *Plant Diseases Act*; (b) the lopping of a tree; (c) incidentally through the grazing of livestock; (d) the harvesting of **native vegetation** planted for harvest; (e) for a road to access the land or other land; (f) in the course of Aboriginal traditional use, including the gathering of food or the production of cultural artefacts; (g) by fire; (h) the removal or destruction of **native vegetation** occurring on a **site** previously cleared in accordance with a permit issued under the Act; or (i) incidentally through mowing an area previously cleared of **native vegetation**; and includes the selective removal of a species of plant, a group of species of plants, a storey or group of storeys in whole or in part;	Clauses 10.2 and 10.3 refer.
"**common building boundary**" means the designated boundary between one lot and an adjoining lot in the same subdivision;	Clause 11.1.2 provides for lots of less than 800m^2.
"**community centre**" means a building or part of a building designed or adapted primarily to provide facilities for social, sporting or cultural purposes but does not include premises licensed under the *Liquor Act*;	
"**consent**" means the consent of the consent authority within the meaning of the *Planning Act*;	
"**demountable structure**" means a building, including transport containers, which is wholly or substantially prefabricated and which is designed to be transported from **site** to **site**, but does not include a **caravan** or transportable module used in conjunction with an **education establishment** or as a construction site **office**, or a prefabricated **dwelling**;	Clause 6.8 refers to the placement of **demountable structures**.

"**dependant unit**" means a **dwelling** ancillary to and constructed on the same **site** as a **single dwelling** for the purpose of providing accommodation for a dependant of a resident of the **single dwelling**;	Clause 7.10.4 limits the **floor area** of a **dependant unit**.
"**domestic livestock**" means the keeping, exercising or training, other than as a commercial enterprise, of any of the following: (a) horses or other equine animals; (b) ox, buffalo or other bovine animals; (c) camels; or (d) pigs;	Clause 10.1 refers to animal related use and development.
"**dwelling**" means a building, or part of a building, designed, constructed or adapted as a self-contained residence;	
"**education establishment**" means an academy, college, kindergarten, lecture hall, primary or secondary school, technical college or university, but does not include a **place of worship**;	
"**floor area**" in relation to a building, includes all wall thicknesses of the external walls and all roof areas used as floors, but does not include verandahs, balconies or areas set aside for car parking or access thereto;	See also **net floor area.**
"**fuel depot**" means a depot for the storage or sale of solid, liquid or gaseous fuel, but does not include a **service station**;	
"**general industry**" means an **industry** other than a **light industry** or a **rural industry**;	See also **industry**, **light industry** and **rural industry**.
"**group home**" means a **dwelling**: (a) occupied by persons who are not necessarily related and who live together as a single household, with or without paid supervision or care; and (b) where management of the household is assisted by a community organisation, **education establishment**, or recognised religious or charitable organisation, or a department or institutional establishment of the Crown; but does not include supporting **accommodation**;	Clause 7.10.5 refers to the operation of the use.
"**habitable room**" means any room of a **dwelling** other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods;	
"**heritage object**" means a heritage object within the meaning of the *Heritage Conservation Act*;	
"**heritage place**" means a heritage place within the meaning of the *Heritage Conservation Act*;	
"**home based child care centre**" means the caring in a **dwelling** for six to a maximum of 16 children including children who reside in the **dwelling**, by a person who resides in the **dwelling**;	

"**home based contracting**" means the storage on the **site** of a **dwelling** of materials and/ or vehicles associated with a business operated by a person resident in the **dwelling**, but which business does not operate on the **site** of the **dwelling**;	Clause 7.10.8 refers to the operation of the use.
"**home occupation**" means an occupation or profession which is carried on in a **dwelling** or on the **site** of a **dwelling** by a person resident in the **dwelling** and may include the caring for up to five children including children who reside in the **dwelling**;	Clause 7.10.7 refers to the operation of the use.
"**horticulture**" means the commercial cultivation of fruit, vegetables, flowers and the like;	See also **agriculture**.
"**hospital**" means a building used to provide health services including preventative care, diagnosis, medical and surgical treatment and counselling to persons admitted as in-patients;	
"**hostel**" includes boarding houses, guest houses, lodging houses and other premises used to provide board or lodging with communal toilet, ablution, dining or cooking facilities but does not include **bed and breakfast accommodation** or a **group home**;	
"**hotel**" means premises which require a licence under the *Liquor Act* and where, as a principal part of the business, alcoholic beverages are ordinarily sold to the public for consumption on the premises whether or not accommodation is provided for members of the public and whether or not meals are served, but does not include a **licensed club**, **motel** or **restaurant**;	
"**industry**" includes the following operations: (a) the carrying out of a process of manufacture whether or not to produce a finished article; (b) the dismantling of an article, machinery or vehicle; (c) the treatment of waste materials; (d) the packaging of goods or machinery; (e) the process of testing or analysis of an article, goods or materials; (f) the storage of goods, equipment or vehicles not in association with any other activity on the **site**, but not including **transport terminal**, **vehicle sales and hire** or **warehouse**; and if on the same land as any of the operations referred to in paragraphs (a) to (f) above: (g) the storage of goods used in conjunction with or resulting from any of the above operations; (h) the provision of amenities for persons engaged in the operations; (i) the sale of goods resulting from the operations; (j) any work of administration or accounting in connection with an operation; and	See also **general industry**, **light industry** and **rura**l **industry**.

(k) an industry or class of industry particularly described in this Scheme;

but does not include **motor body works**, **motor repair station** or a **home occupation**;

"**intensive animal husbandry**" means:

Clause 10.1 refers to animal related use and development.

(a) the keeping and feeding of animals, including poultry and pigs, in sheds, stalls, ponds, compounds or stockyards; or

(b) aquaculture;

as a commercial enterprise;

"**leisure and recreation**" means the provision indoors or outdoors of recreation, leisure or sporting activities and includes cinemas, theatres, sporting facilities and the like as a commercial enterprise but does not include a **licensed club** or **community centre**;

"**licensed club**" means premises used as club rooms which require a licence under the *Liquor Act*;

"**light industry**" means an **industry** in which the process carried on, the machinery used and the goods and commodities carried to and from the premises on which the **industry** is sited are not of such a kind as are likely to adversely affect the **amenity** of the surrounding locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise;

See also **general industry**, **industry** and **rural industry**.

"**main road**" means a main road defined on the zoning maps;

"**medical clinic**" means a building or place used by one or more medical practitioners, physiotherapists, dentists or persons ordinarily associated with health care, or their employees, but does not include a **hospital**;

"**medical consulting rooms**" means a room or suite of rooms on the **site** of a **single dwelling** used by a resident of that **dwelling** for the purposes of his or her work as a medical practitioner, dentist or person ordinarily associated with health care;

Clause 7.10.9 refers to the operation of the use.

"**mezzanine**" means an intermediate floor within a room;

See also **storey**

"**mining**" means all modes of extracting either minerals or extractive minerals by underground, surface or open-cut workings, other than in pursuance of an extractive mineral permit issued under the *Mining Act* or an authorisation under section 178(2) of that Act for a like purpose and includes the crushing, storage or processing of such material on the land from which the material is extracted or on land adjacent thereto;

Clause 11.4.4 refers.

"**motel**" means premises wholly or principally used for the accommodation of travellers and the vehicles used by them, whether or not the building is also used to provide meals to the travellers or to members of the general public and whether or not the premises are licensed under the *Liquor Act*, but does not include **bed and breakfast accommodation**;

"**motor body works**" means premises for repairing the body work of motor vehicles and includes body building, panel beating or spray painting of motor vehicles;

"**motor repair station**" means premises used for carrying out repairs to motor vehicles but does not include a **motor body works** or a **transport terminal**;	
"**multiple dwellings**" means a building or group of buildings on a **site** which individually or collectively contain more than one **dwelling** (including serviced apartments) but does not include a **dependant unit**;	Serviced apartments attract a different requirement for **car parking**. See clause 6.5.1
"**native vegetation**" means terrestrial and inter-tidal flora indigenous to the Northern Territory, including grasses, shrubs and mangroves;	
"**net floor area**" in relation to a building, includes all the area between internal surfaces of external walls but does not include: (a) stairs, cleaners cupboards, ablution facilities, lift shafts, escalators or tea rooms where tea rooms are provided as a standard facility in the building; (b) lobbies between lifts facing other lifts servicing the same floor; (c) areas set aside as public space or thoroughfares and not used exclusively by the occupiers of the building; (d) areas set aside as plant and lift motor rooms; (e) areas set aside for use of service delivery vehicles; and (f) areas set aside for car parking or access;	See also **floor area**.
"**office**" means a building or part of a building used for the conduct of administration whether public or otherwise, the practice of a profession, or the carrying on of mercantile, banking, insurance, legal, clerical or similar services, but does not include a **home occupation**;	Clause 8.1.2 refers to interchangeable uses in zones CB and C.
"**passenger terminal**" means premises used as a railway or bus station, shipping passenger terminal, airline passenger terminal, hoverport or heliport;	
"**place of worship**" means premises used as a church, chapel, mosque, temple, synagogue or place of religious instruction or worship or for the purpose of religious training;	
"**plant nursery**" means premises principally used for the growing and/ or display of plants for sale, whether or not seeds, equipment, soil, sand, rocks, railway sleepers or other associated products are displayed or sold, but does not include the use of land for **agriculture** or **horticulture**;	
"**plot ratio**" means the **floor area** divided by the area of the **site**;	

"**promotion sign**" means a device using words, letters or images exhibited for the purpose of advertising, announcement or display which contains information relating to: (a) goods, services or products not provided, produced or sold; or (b) events or activities which are not carried on; (c) on the land or in the building on which the sign is constructed or erected;	Clause 6.7 refers. Clause 6.10 refers to **business** or **promotion signs** within a Heritage zone. See also **business sign**. Alice Springs, Darwin, Katherine, Palmerston and Tennant Creek municipal councils control the erection of **business** and **promotion signs**. On land within a road corridor under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.
"**proposed main road**" means a proposed main road shown on the zoning maps;	
"**recycling depot**" means premises used for the collection, storage or sale of scrap metals, waste paper, rags, bottles or other scrap material or goods, or used for dismantling, storage or salvaging of machinery whether or not parts of them are for sale;	
"**residential building**" means a building or part of a building used or developed or proposed to be used or developed for a **caretaker's residence**, **dependant unit, group home**, **hostel**, **hotel** (where the **hotel** includes accommodation available to members of the public), **motel**, **multiple dwellings**, **single dwelling** or **supporting accommodation**;	Clause 7.1 refers to building heights and clause 7.3 to setback requirements.
"**restaurant**" means premises (other than a **shop**, or part of a **hotel** or a **motel**) in which meals are served to the public whether or not the premises provides a drive-through service or requires a licence under the *Liquor Act*;	Clause 8.1.2 refers to interchangeable uses in zones CB and C.
"**retail agricultural stall**" means a building used for the display and retail sale of agricultural, market garden or horticultural produce grown on the land on which the building is erected;	
"**rural industry**" means an **industry** which involves the treatment, processing or packing of primary products transported to the **site** where the goods and commodities carried to and from the premises on which the **industry** is sited are not of such a kind as are likely to adversely affect the **amenity** of the surrounding locality;	See also **general industry**, **industry** and **light industry**. Clause 10.6 refers.
"**service station**" means premises used for the sale by retail of fuels, oils and other products for use in connection with the operation of motor vehicles, whether or not it includes convenience shopping, but does not include a **fuel depot**, **motor repair station** or **motor body works**;	Clause 8.1.4 refers.

"**shop**" means premises used for the display and sale by retail or for hire of goods or services but does not include a **restaurant**, **retail agricultural stall**, **service station**, **showroom sales** or **vehicle sales and hire**;	Clause 8.1.2 refers to interchangeable uses in zones CB and C.
"**showroom sales**" means the sale or hire in premises of goods of a bulky nature including: (a) furniture, floor coverings, furnishings, household appliances or camping gear; or (b) materials, tools, equipment or machinery for use in **industry**, commerce, the trades, primary production, medical purposes or party hire;	
"**single dwelling**" means a building containing one **dwelling** only;	
"**site**" means an area of land, whether consisting of one lot or more, which is the subject of an application to the consent authority;	
"**sport and recreation**" means the use of land for recreation purposes, but does not include such a use which involves commercial transactions, motor sports or activities which, by virtue of the generation of noise or disturbance, will adversely affect the **amenity** of adjoining land nor does it include **leisure and recreation**;	Clause 1.3 2(a)(ii) refers.
"**stables**" means premises used for the keeping, exercising or training of horses or other animals of burden but does not include **domestic livestock** or **intensive animal husbandry**;	Clause 10.1 refers to animal related use and development.
"**storey**" means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and the ceiling. It may comprise an attic, **basement** or built over area for car parking;	
"**supporting accommodation**" means: (a) a convalescent or nursing home, an orphanage, a children's home, an institution for poor or disadvantaged persons or a home for the care of aged persons; or (b) premises used by people moving from their homes or an institution and living for a short time in shared, supporting or rehabilitating accommodation, but does not include a **group home**;	
"**transport terminal**" means premises used for the: (a) loading, discharge or storage of goods in the course of the transport of those goods by air, road, rail or ship; (b) garaging and basic maintenance of fleet vehicles; or (c) servicing, repair and garaging of buses;	Clause 10.5 refers.
"**vehicle sales and hire**" means premises used wholly or principally for the display for sale by retail or for rental of motor vehicles, **caravans**, trailers, farm machinery or boats but does not include **motor body works**, **motor repair station**, a **shop** or **showroom sales**;	

"**veterinary clinic**" means premises used for the medical treatment of animals, whether or not the animals are boarded there as part of the treatment;

"**warehouse**" means premises used for the bulk storage of goods, or the display and sale of goods by wholesale.

PART 2

4.0 PLANNING PRINCIPLES AND FRAMEWORK

The interpretation of this Scheme and the determinations of a consent authority must have regard to the planning principles and the relevant framework drawings (as may be the case) contained in this Part and ensure that a use or development or proposed use or development is consistent with them

4.1 NORTHERN TERRITORY

The administration of this Scheme is to:

(a) contribute to a built, rural and natural environment supporting the diverse lifestyle and the social, cultural and economic development of the Territory promoting:

  i. safe communities;

  ii. housing choice;

  iii. public infrastructure including a coordinated, integrated and efficient transport network;

  iv. recreational and cultural opportunities;

  v. commercial, primary production and industrial diversity servicing community needs and export potential; and

  vi. best practice environmental management;

(b) contribute to the sustainable use and development of land and water resources so that the use and development of land is consistent with the principles of sustainable development and avoids pollution and minimises degradation of the environment or over commitment of water resources;

(c) facilitate the supply of sufficient land for residential, commercial, industrial, recreational, primary production, institutional and other public uses so that the subdivision of land is cost effective, equitable and timely and maximises the value of public and private investment in infrastructure;

(d) promote urban/ building design which is climatically appropriate, water and energy efficient and contributes to the existing and future character and appearance of an area;

(e) ensure development does not unreasonably intrude on or compromise the privacy of adjoining residential uses and ensures its own **amenity** is not compromised in the future;

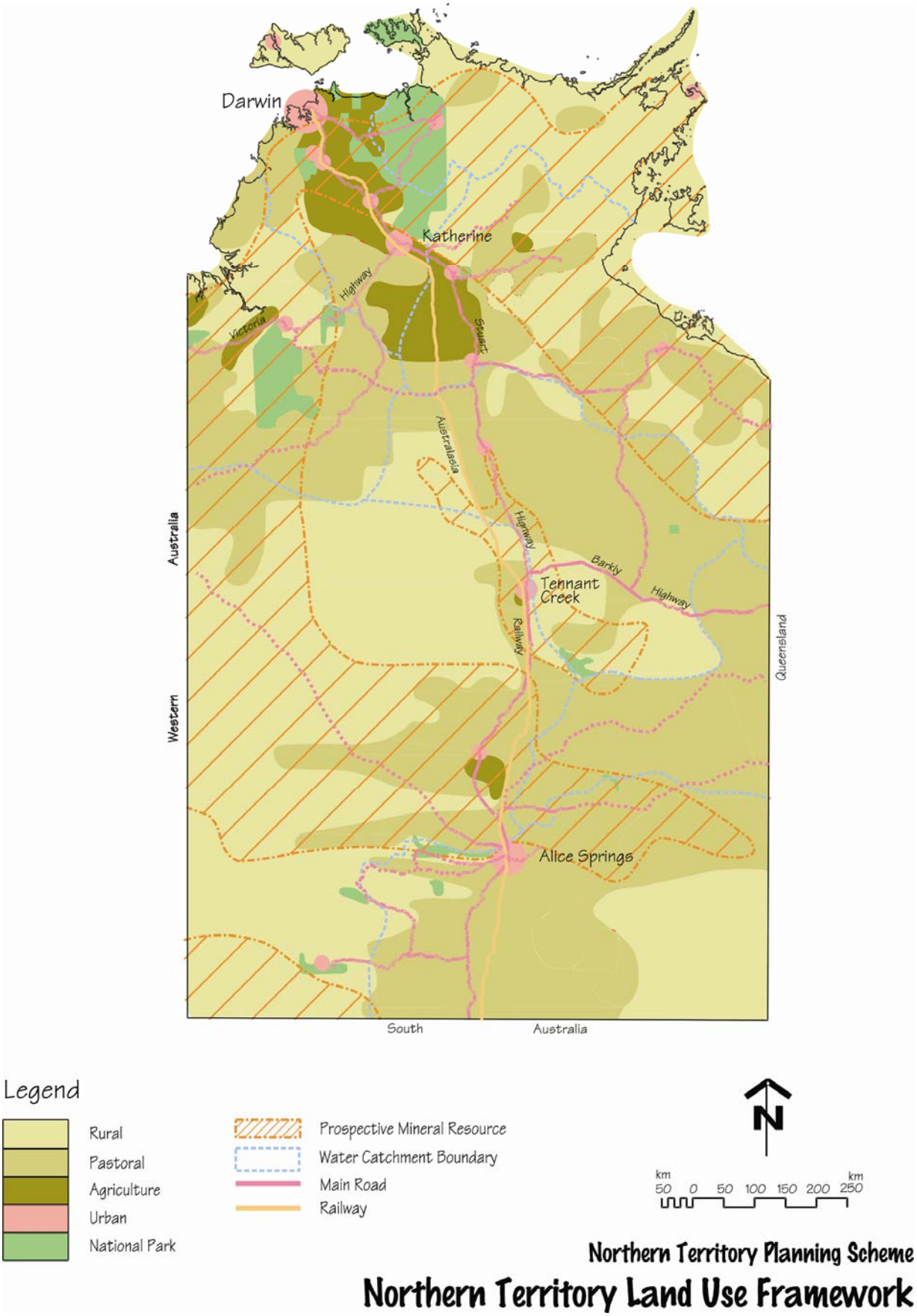
(f) assist in the conservation of areas and sites of environmental, cultural or heritage value as identified by Government;

(g) facilitate the sustainable use of land for primary production so that land particularly suited to agriculture, horticulture and other primary production activities, by reason of the nature of the soils, proximity to adequate water supplies or for other reasons, will be preserved for those activities within the context of competing land uses;

(h) facilitate the further development of the tourist industry capitalising on the Territory's aesthetic, natural and cultural heritage;

(i) consider flood and storm surge levels associated with floods and cyclones to minimise risk to life and property; and

(j) value land for its inherent ecosystem functions in protecting native flora, fauna, soil and water resources.


Darwin
Katherine
Victoria Highway
Stuart Highway
Australasia Railway
Barkly Highway
Tennant Creek
Alice Springs
Western Australia
Queensland
South Australia
Legend
Rural
Pastoral
Agriculture
Urban
National Park
Prospective Mineral Resource
Water Catchment Boundary
Main Road
Railway
N
km 50 0 50 100 150 200 250 km
Northern Territory Planning Scheme
Northern Territory Land Use Framework

4.2 DARWIN REGION

The administration of this Scheme in relation to the Darwin region is to:

(a) provide for orderly and appropriate expansion of development in the region that:

  i caters for a growing population consistent with the Darwin Region, Coomalie and Finniss and Cox Peninsula Land Use Frameworks and any area plan in Part 8 applicable in the circumstances;

  ii recognises the inherent aesthetic and environmental values of the Darwin Harbour; and

  iii maximises existing development options including urban infill;

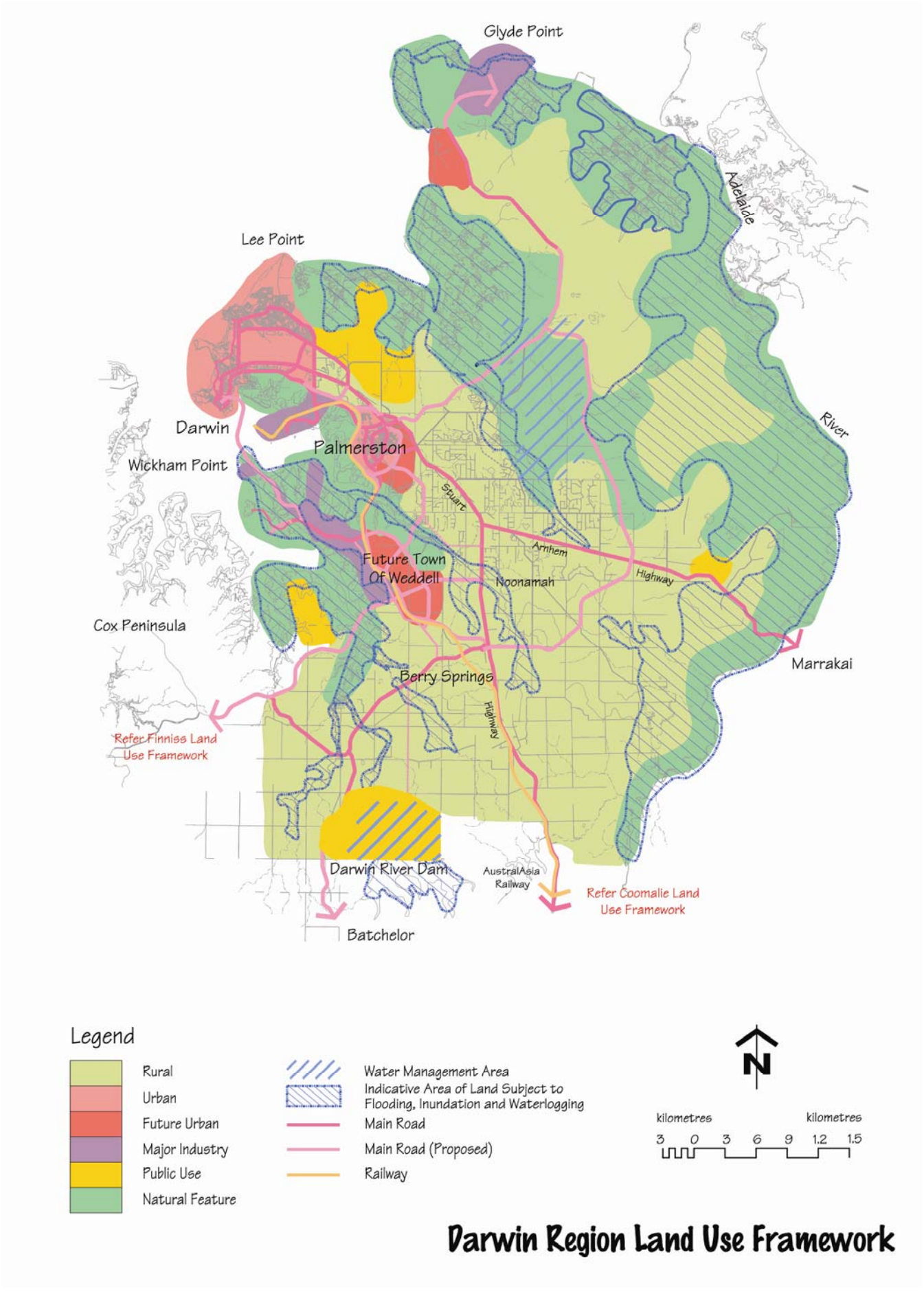
(b) provide, as far as possible, for continuous public access along and to the foreshore from public open space and road reserves;

(c) on Darwin peninsula, facilitate development of a central, integrated land/ water transport interchange which is capable of expansion to cater for possible future mass transit;

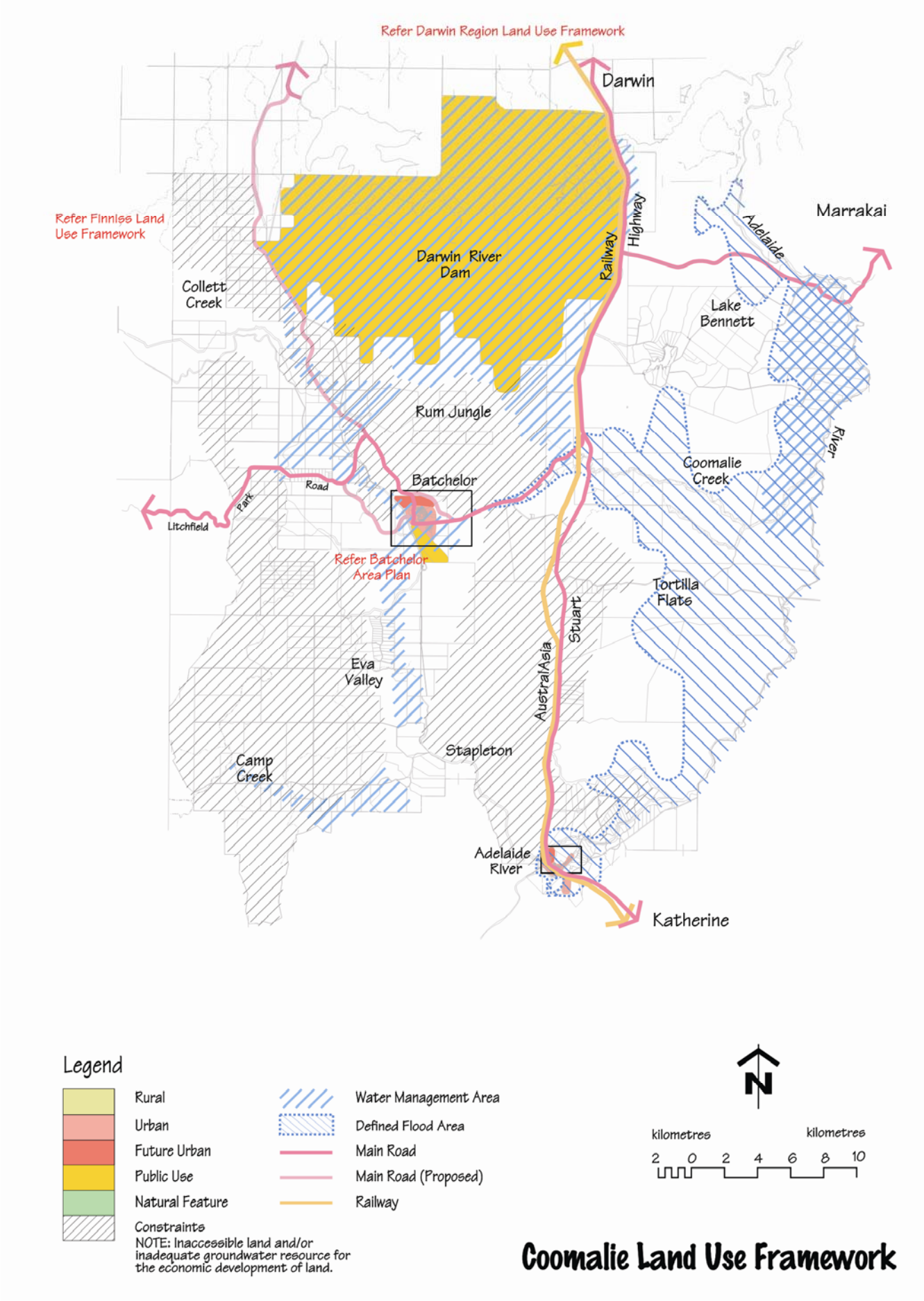
(d) affirm the primacy of existing and planned future commercial centres and discourage commercial ribbon development; and

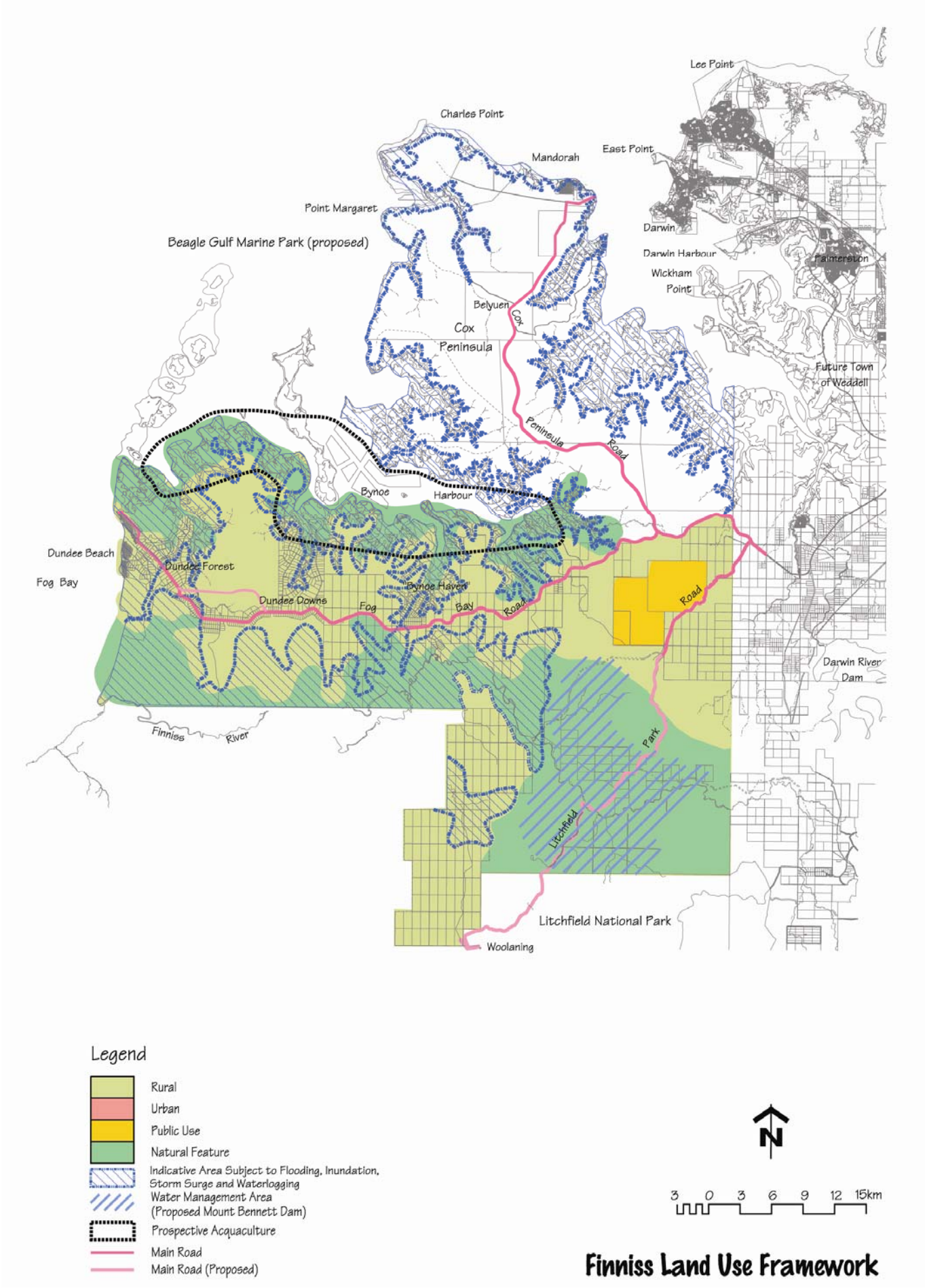
(e) reflect the commitments of the *Capital City Charter* to the achievement of good urban design outcomes.

See clause 2.7



Darwin Region Land Use Framework


Refer Darwin Region Land Use Framework
Darwin
Refer Finniss Land Use Framework
Marrakai
Darwin River Dam
Collett Creek
Railway
Highway
Adelaide
Lake Bennett
Rum Jungle
River
Coomalie Creek
Batchelor
Road
Park
Litchfield
Refer Batchelor Area Plan
Tortilla Flats
Stuart
Eva Valley
Australasia
Stapleton
Camp Creek
Adelaide River
Katherine
Legend
Rural
Urban
Future Urban
Public Use
Natural Feature
Constraints
NOTE: Inaccessible land and/or inadequate groundwater resource for the economic development of land.
Water Management Area
Defined Flood Area
Main Road
Main Road (Proposed)
Railway
N
kilometres
kilometres
2 0 2 4 6 8 10
Coomalie Land Use Framework


Lee Point
Charles Point
East Point
Mandorah
Point Margaret
Darwin
Darwin Harbour
Palmerston
Wickham Point
Beagle Gulf Marine Park (proposed)
Belyuen
Cox Peninsula
Cox Peninsula Road
Future Town of Weddell
Bynoe Harbour
Dundee Beach
Dundee Forest
Fog Bay
Bynoe Haven
Dundee Downs
Fog Bay Road
Road
Darwin River Dam
Finniss River
Park
Litchfield
Litchfield National Park
Woolaning
Legend
Rural
Urban
Public Use
Natural Feature
Indicative Area Subject to Flooding, Inundation, Storm Surge and Waterlogging
Water Management Area (Proposed Mount Bennett Dam)
Prospective Acquaculture
Main Road
Main Road (Proposed)
N
3 0 3 6 9 12 15km
Finniss Land Use Framework

4.3 ALICE SPRINGS

The administration of this Scheme in relation to Alice Springs is to:

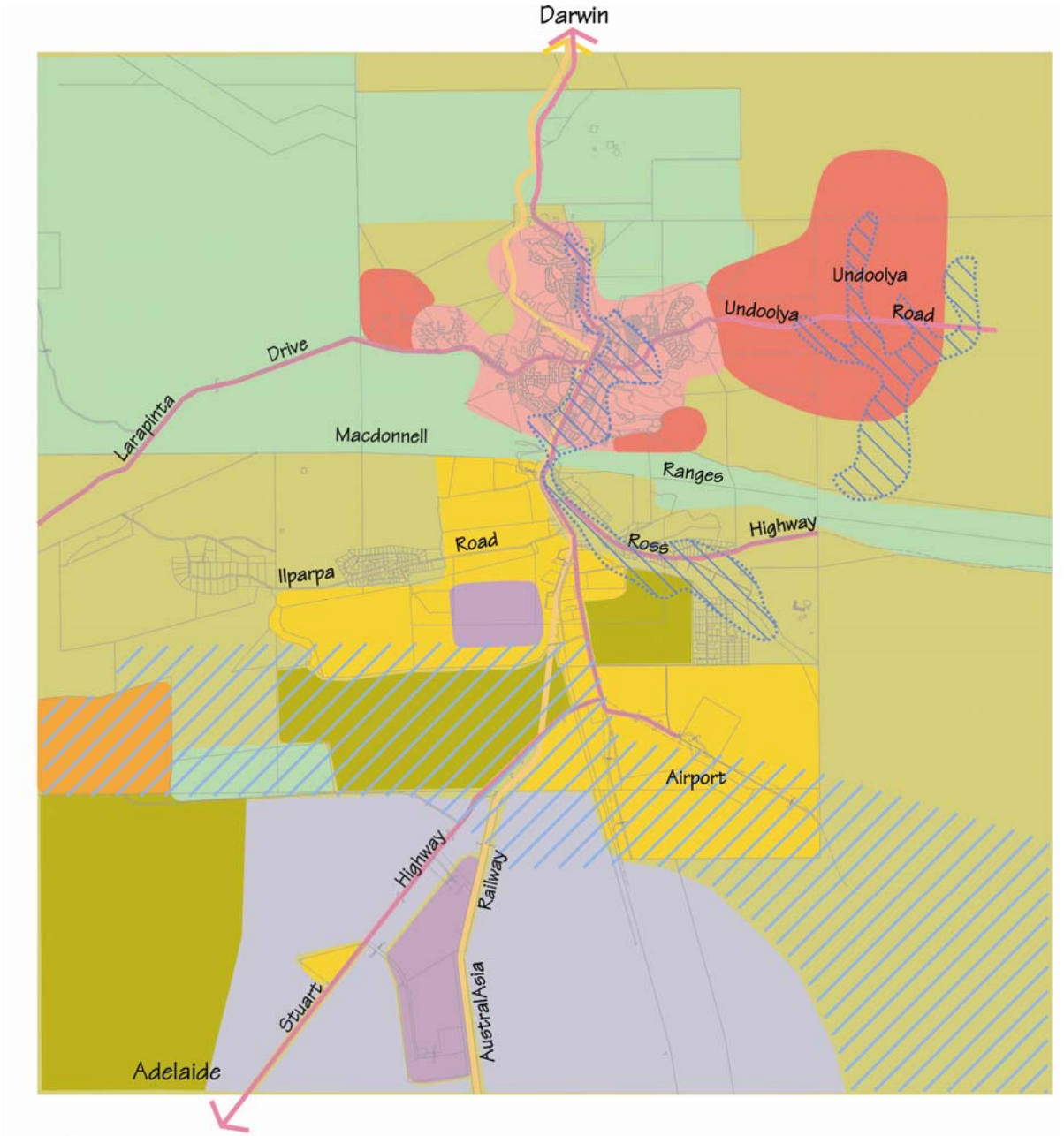
(a) provide for orderly and appropriate expansion of development catering for a growing population maximising existing development options including urban infill and subdivisions at Larapinta and Mount Johns Valley consistent with the Alice Springs Land Use Framework and any area plans in Part 8 applicable in the circumstances;

(b) consolidate urban development north of the MacDonnell Range taking advantage of existing public infrastructure investment ;

(c) affirm the primacy of the existing central business district as the retail and office centre of the town with convenience shopping needs being supported by neighbourhood and district facilities of limited floor space;

(d) provide opportunities to create residential and work environments taking advantage of the scenic ranges, protected through the maintenance of height restrictions and encouragement of design sensitive to the location; and

(e) protect the Roe Creek and Rocky Hill borefields from inappropriate land uses and development.



Legend

- Pastoral & Rural
- Urban
- Future Urban
- Long Term Growth Option
- Major Industry
- Public Use
- Defence
- Natural Feature
- Primary Industry Research
- Water Management Area
- Defined Flood Area
- Main Road
- Railway

N

kilometres 1 0 1 2 3 4 5 kilometres

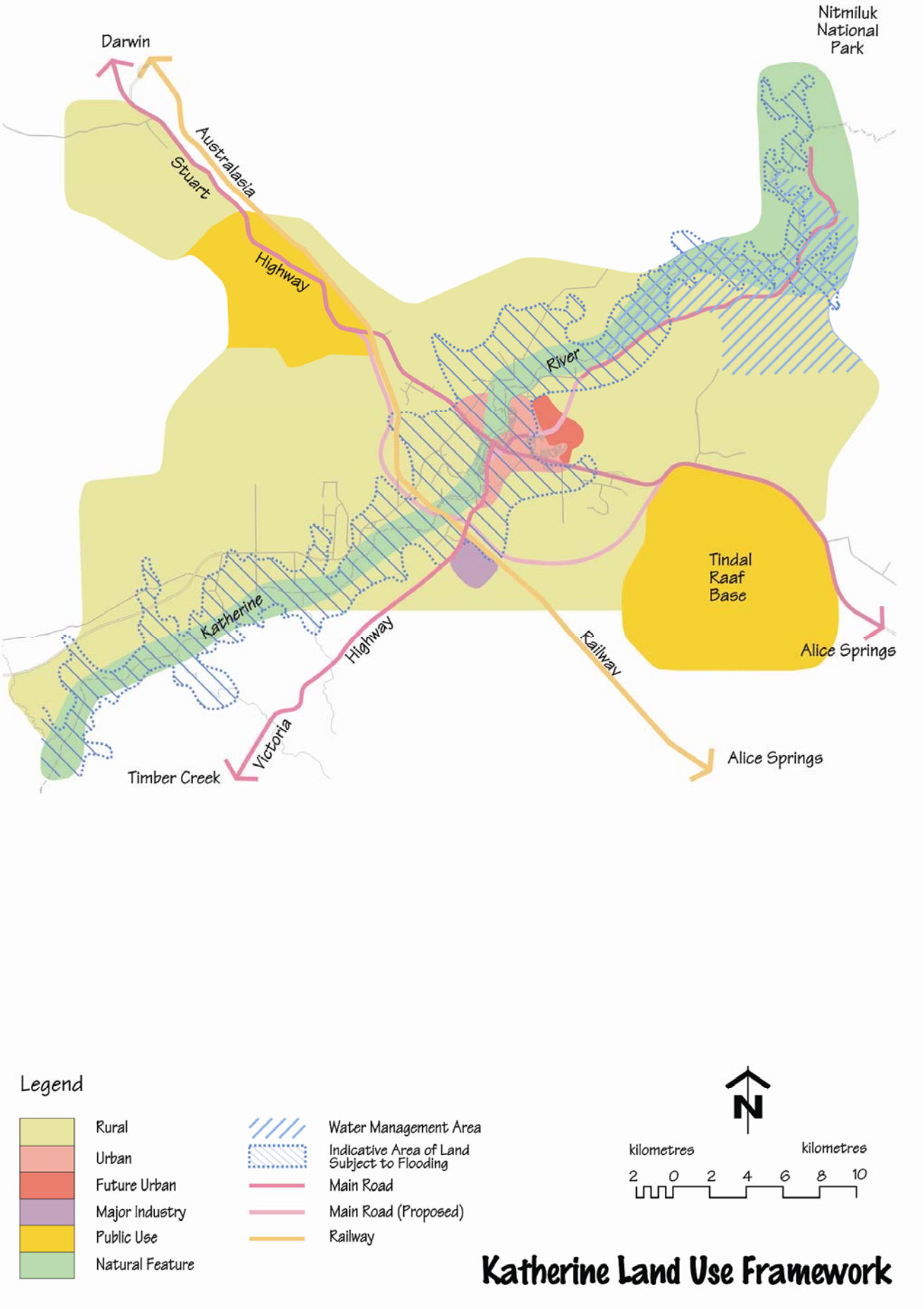
Alice Springs Land Use Framework

4.4 KATHERINE

The administration of this Scheme in relation to Katherine is to:

(a) provide for orderly and appropriate land use and development catering for a growing population using development options including urban infill and subdivisions at Katherine East consistent with the Katherine Land Use Framework and any area plans in Part 8 applicable in the circumstances; and

(b) affirm the primacy of the existing business centre based on Katherine Terrace with convenience shopping needs being supported by neighbourhood facilities of limited floor space.


Darwin
Nitmiluk National Park
Australasia
Stuart
Highway
River
Tindal Raaf Base
Alice Springs
Katherine
Highway
Railway
Victoria
Timber Creek
Alice Springs
Legend
Rural
Urban
Future Urban
Major Industry
Public Use
Natural Feature
Water Management Area
Indicative Area of Land Subject to Flooding
Main Road
Main Road (Proposed)
Railway
N
kilometres
kilometres
2 0 2 4 6 8 10
Katherine Land Use Framework

PART 3

INDEX OF ZONES	
Residential Zones	
SD	Single Dwelling Residential
MD	Multiple Dwelling Residential
MR	Medium Density Residential
HR	High Density Residential
CV	Caravan Parks
CL	Community Living
Commercial Zones	
CB	Central Business
C	Commercial
SC	Service Commercial
TC	Tourist Commercial
Industrial Zones	
LI	Light Industry
GI	General Industry
DV	Development
Recreation Zones	
PS	Public Open Space
OR	Organised Recreation
Rural Zones	
H	Horticulture
A	Agriculture
RR	Rural Residential
RL	Rural Living
R	Rural
Other Zones	
CP	Community Purposes
CN	Conservation
HT	Heritage
RD	Restricted Development
WM	Water Management
FD	Future Development
T	Township
SU	Specific Use
Infrastructure Zones	
M	Main Road
PM	Proposed Main road
RW	Railway
U	Utilities

5.0 ZONE PURPOSE AND TABLES

5.1 ZONE SD – SINGLE DWELLING RESIDENTIAL

1. The primary purpose of zone SD is to provide for **single dwellings** on individual lots.
2. Non-residential uses or development should be limited to those which predominantly service the local neighbourhood and do not have any detrimental effect on residential **amenity**.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE SD

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.5.1, 7.1, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.2 ZONE MD – MULTIPLE DWELLING RESIDENTIAL

1. The primary purpose of zone MD is to provide for a range of housing options to a maximum height of two **storeys**.
2. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE MD

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.5.1, 7.,1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.3 ZONE MR – MEDIUM DENSITY RESIDENTIAL

1. The primary purpose of zone MR is to provide for a range of housing options to a maximum height of four **storeys**.
2. The availability or future availability of services, size of lots and proximity to major roads, schools and other community facilities should be sufficient to support **multiple dwelling** residential development.
3. The scale, character and architectural style of infill development should be compatible with the streetscape and surrounding development.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.1 limits the height of **residential buildings** in certain circumstances.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE MR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.1, 6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.4 ZONE HR – HIGH DENSITY RESIDENTIAL

1. The primary purpose of zone HR is to provide high density housing options close to major roads, schools and other community facilities.
2. The availability of services should be sufficient to accommodate high density residential development.
3. Development is generally not expected to exceed eight **storeys**.

Undefined uses are prohibited in this zone. See clause 2.2(3) & (4).

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clauses 11.1.1 and 11.1.2 refer to subdivision lot size and 11.2 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE HR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	**D**	6.1, 6.5.1, 8.1.5, 8.2
community centre	**D**	6.1, 6.5.1, 8.2
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	**D**	6.1, 6.5.1
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	**D**	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 8.2
licensed club	x	
light industry	x	
medical clinic	**D**	6.1, 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	6.5.1, 6.6, 7.1, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	x	
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 8.2
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.5 ZONE CV – CARAVAN PARKS

The primary purpose of zone CV is to provide for **caravan parks**.

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CV

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1, 8.1.3
business sign	**P**	6.7
caravan park	**D**	6.1, 6.5.1
caretaker's residence	**P**	7.1, 7.3, 7.10.3, 8.1.3
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1, 8.1.3, 8.2
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	**D**	6.5.1, 7.10.6, 8.1.3
home based contracting	**P**	7.10.8, 8.1.3
home occupation	**P**	7.10.7, 8.1.3
horticulture	x	
hospital	x	
hostel	**D**	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8, 8.1.3, 8.2
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 8.1.3, 8.2
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.5.1, 7.10.9, 8.1.3
motel	**D**	6.5.1, 6.6, 7.1, 8.1.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 8.1.3, 8.2
plant nursery	x	
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 8.1.3, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	**D**	6.1, 6.5.1, 6.6, 8.1.1, 8.1.3, 8.2
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5, 8.1.3
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.6 ZONE CL – COMMUNITY LIVING

1. The primary purpose of zone CL is to provide for community living.
2. Residential accommodation may be temporary or permanent.
3. There may be non-residential facilities for the social, cultural and recreational needs of residents.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CL

abattoir	x	
agriculture	**P**	6.1, 10.1
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.5.1,7.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	**P**	6.1, 6.5.1
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	**P**	6.1, 6.5.1
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	**D**	
hospital	x	
hostel	**D**	6.5.1, 7.1, 7.3, 7.6, 7.7, 7.8
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1
licensed club	x	
light industry	x	
medical clinic	**P**	6.1, 6.5.1
medical consulting rooms	**P**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**P**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	**D**	6.1, 6.5.1, 6.6
passenger terminal	x	
place of worship	**P**	6.1, 6.5.1
plant nursery	**D**	6.1, 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	x	
retail agricultural stall	**P**	6.1
rural industry	x	
service station	x	
shop	**P**	6.1, 6.5.1, 6.6, 8.1.1
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	**D**	6.1, 6.5.1, 10.1
supporting accommodation	**P**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.7 ZONE CB – CENTRAL BUSINESS

1. The primary purpose of zone CB is to provide for a diversity of activities including administrative, judicial, professional, **office**, entertainment, cultural, residential and retail and other business activities with a commitment to the separation of incompatible activities.
2. Building form and design is expected to be sensitive to the needs of pedestrian movement and facilitate the creation of safe and active street frontages and public places and a vibrant commercial precinct.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 8.1.2 refers to interchangeable uses in zone CB.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CB

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.5.1, 7.10.3
car park	**D**	(6.2, 6.3), 6.5.3, 8.2
child care centre	**D**	(6.2, 6.3), 6.5.1, 8.1.5, 8.2
community centre	**D**	(6.2, 6.3), 6.5.1, 8.2
dependant unit	**D**	7.10.4
domestic livestock	x	
education establishment	**D**	(6.2, 6.3), 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	**P**	7.10.5
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	**D**	(6.2, 6.3), 6.5.1, 7.6, 7.8, 8.2
hotel	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.2
intensive animal husbandry	x	
leisure and recreation	**D**	(6.2, 6.3), 6.5.1, 8.2
licensed club	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.2
light industry	**D**	(6.2, 6.3), 6.5.1, 6.6
medical clinic	**D**	(6.2, 6.3), 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.2
motor body works	**D**	(6.2, 6.3), 6.5.1
motor repair station	**D**	(6.2, 6.3), 6.5.1
multiple dwellings	**D**	(6.2, 6.3), 6.5.1, 7.5, 7.6, 7.8
office	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
passenger terminal	**D**	(6.2, 6.3), 6.5.1, 8.2
place of worship	**D**	(6.2, 6.3), 6.5.1, 8.2
plant nursery	**D**	(6.2, 6.3), 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
retail agricultural stall	x	
rural industry	x	
service station	**D**	(6.2, 6.3), 6.5.1, 8.1.4
shop	**D**	(6.2, 6.3), 6.5.1, 6.6, 8.1.2, 8.2
showroom sales	**D**	(6.2, 6.3), 6.5.1,6.6, 8.2
single dwelling	x	
stables	x	
supporting accommodation	**D**	(6.2, 6.3), 6.5.1, 7.5, 7.6, 7.8
transport terminal	x	
vehicle sales and hire	**D**	(6.2, 6.3), 6.5.1, 8.2
veterinary clinic	**D**	(6.2, 6.3), 6.5.1, 8.2
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

Note: Bracketed numbers refer to clause variations between centres, 6.2 to Alice Springs and 6.3 to Central Darwin.

5.8 ZONE C - COMMERCIAL

1. The primary purpose of zone C is to provide for a range of business and community uses.
2. The zone applies to shopping areas ranging from neighbourhood convenience shopping to regional centres.
3. Development should:
   (a) be of a scale and character appropriate to the service function of a particular centre;
   (b) respect the **amenity** of adjacent and nearby uses; and
   (c) promote community safety in building design, having regard to adjacent and nearby uses.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 8.1.2 refers to interchangeable uses in zone C.

Clause 8.1 describes standards for commercial development.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE C

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**x**	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.5.1, 7.1,, 7.10.3
car park	**D**	6.4, 6.5.3
child care centre	**D**	6.4, 6.5.1, 8.1.5, 8.2
community centre	**D**	6.4, 6.5.1, 8.2
dependant unit	**x**	
domestic livestock	x	
education establishment	**x**	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	**x**	
home based contracting	**x**	
home occupation	**P**	7.10.7
horticulture	x	
hospital	**x**	
hostel	**D**	6.4, 6.5.1, 7.3, 7.6, 7.8, 7.9, 8.2
hotel	**D**	6.4, 6.5.1, 6.6, 8.2
intensive animal husbandry	x	
leisure and recreation	**D**	6.4, 6.5.1, 8.2
licensed club	**D**	6.4, 6.5.1, 6.6, 8.2
light industry	**x**	
medical clinic	**D**	6.4, 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	6.5.1, 6.6, 8.2
motor body works	x	
motor repair station	**D**	6.4, 6.5.1
multiple dwellings	**D**	6.5.1, 7.1, 7.5, 7.6, 7.8, 7.9
office	**D**	6.4, 6.5.1, 6.6, 8.1.2, 8.2
passenger terminal	**x**	
place of worship	**D**	6.4, 6.5.1, 8.2
plant nursery	**D**	6.4, 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.4, 6.5.1, 6.6, 8.1.2, 8.2
retail agricultural stall	x	
rural industry	x	
service station	**D**	6.4, 6.5.1, 8.1.4
shop	**D**	6.4, 6.5.1, 6.6, 8.1.2, 8.2
showroom sales	**D**	6.4, 6.5.1, 6.6, 8.2
single dwelling	**x**	
stables	x	
supporting accommodation	**D**	6.5.1, 7.5, 7.6, 7.8, 7.9
transport terminal	x	
vehicle sales and hire	**D**	6.4, 6.5.1, 8.2
veterinary clinic	**D**	6.4, 6.5.1, 8.2
warehouse	**x**	

P = Permitted **D** = Discretionary x = Prohibited

5.9 ZONE SC – SERVICE COMMERCIAL

The primary purpose of zone SC is to provide for commercial activities which, because of the nature of their business or size of the population catchment, require large sites.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 8.1 describes standards for commercial development.

Clause 13.2 controls access to **main roads**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE SC

abattoir	x	
agriculture	x	
animal boarding	**D**	6.4, 6.5.1, 10.1
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.5.1, 7.1, 7.3, 7.10.3
car park	**D**	6.4, 6.5.3
child care centre	x	
community centre	x	
dependant unit	x	
domestic livestock	x	
education establishment	**D**	6.4, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	**D**	6.4, 6.5.1, 7.3, 7.6, 7.7, 7.8, 8.2
hotel	**D**	6.4, 6.5.1, 6.6, 8.2
intensive animal husbandry	x	
leisure and recreation	**D**	6.4, 6.5.1, 8.2
licensed club	**D**	6.4, 6.5.1, 6.6, 8.2
light industry	**D**	6.4, 6.5.1, 6.6
medical clinic	**D**	6.4, 6.5.1, 8.2
medical consulting rooms	x	
motel	**D**	6.4, 6.5.1, 6.6, 7.1, 7.3, 8.2
motor body works	**D**	6.4, 6.5.1
motor repair station	**D**	6.4, 6.5.1
multiple dwellings	x	
office	**D**	6.4, 6.5.1, 6.6, 8.2
passenger terminal	**D**	6.4, 6.5.1, 8.2
place of worship	**D**	6.4, 6.5.1, 8.2
plant nursery	**D**	6.4, 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.4, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	**D**	6.4, 6.5.1, 8.1.4
shop	**D**	6.4, 6.5.1, 6.6, 8.2
showroom sales	**P**	6.4, 6.5.1, 6.6, 8.2
single dwelling	x	
stables	x	
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	**D**	6.4, 6.5.1, 6.6, 8.2
vehicle sales and hire	**D**	6.4, 6.5.1, 8.2
veterinary clinic	**D**	6.4, 6.5.1, 8.2
warehouse	**D**	6.4, 6.5.1, 6.6

P = Permitted **D** = Discretionary x = Prohibited

5.10 ZONE TC – TOURIST COMMERCIAL

1. The primary purpose of zone TC is to provide for uses or development servicing tourism, including commercial and residential activities.
2. Development should be of a scale and character compatible with uses or development nearby.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 8.1 describes standards for commercial development.

Clause 13.2 controls access to **main roads**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE TC

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	**D**	6.4, 6.5.1
caretaker's residence	**P**	6.5.1, 7.1, 7.3, 7.10.3
car park	**D**	6.4, 6.5.1.3
child care centre	**D**	6.4, 6.5.1, 8.1.5, 8.2
community centre	**D**	6.4, 6.5.1, 8.2
dependant unit	**D**	7.1, 7.3, 7.10.4
domestic livestock	x	
education establishment	**D**	6.4, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	**D**	6.4, 6.5.1, 7.3, 7.6, 7.8, 7.9, 8.2
hotel	**D**	6.4, 6.5.1, 6.6, 7.1, 8.2
intensive animal husbandry	x	
leisure and recreation	**D**	6.4, 6.5.1, 8.2
licensed club	**D**	6.4, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	**D**	6.4, 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	6.5.1, 6.6, 7.1, 7.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.8, 7.9
office	**D**	6.4, 6.5.1, 6.6, 8.2
passenger terminal	**D**	6.4, 6.5.1, 8.2
place of worship	**D**	6.4, 6.5.1, 8.2
plant nursery	**D**	6.4, 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.4, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	**D**	6.4, 6.5.1, 8.1.4
shop	**D**	6.4, 6.5.1, 6.6, 8.2
showroom sales	x	
single dwelling	**D**	6.5.1, 7.1, 7.3, 7.5, 7.9
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	**D**	6.4, 6.5.1, 8.2
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.11 ZONE LI – LIGHT INDUSTRY

1. The primary purpose of zone LI is to provide for **light industry** uses or development activities that will not by the nature of their operations, detrimentally affect adjoining or nearby land.
2. **Offices** are expected to primarily provide a service to the **light industry** in the zone and be of a size commensurate with the service provided.
3. **Shops** are expected to be limited to those that either service the needs of the **light industry** in the zone or would be inappropriate in a commercial zone.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 9.1.1 describes standards for industrial developments.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE LI

abattoir	x	
agriculture	x	
animal boarding	**D**	6.1, 6.5.1, 9.1.1, 10.1
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.1, 6.5.1, 7.3, 7.10.3
car park	**P**	6.1, 6.5.3, 9.1.1
child care centre	x	
community centre	**D**	6.1, 6.5.1, 9.1.1
dependant unit	x	
domestic livestock	x	
education establishment	**D**	6.1, 6.5.1, 9.1.1
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	**D**	6.1, 6.5.1, 6.6, 9.1.1
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 9.1.1
licensed club	**D**	6.1, 6.5.1, 6.6, 9.1.1
light industry	**P**	6.1, 6.5.1, 6.6, 9.1.1
medical clinic	**P**	6.1, 6.5.1, 9.1.1
medical consulting rooms	x	
motel	x	
motor body works	**P**	6.1, 6.5.1, 9.1.1
motor repair station	**P**	6.1, 6.5.1, 9.1.1
multiple dwellings	x	
office	**D**	6.1, 6.5.1, 6.6, 9.1.1
passenger terminal	**D**	6.1, 6.5.1, 9.1.1
place of worship	**D**	6.1, 6.5.1, 9.1.1
plant nursery	**P**	6.1, 6.5.1, 9.1.1
promotion sign	**D**	6.7
recycling depot	**D**	6.1, 6.5.1, 9.1.1
restaurant	**D**	6.1, 6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	**D**	6.1, 6.5.1, 9.1.1
service station	**D**	6.1, 6.5.1, 8.1.4, 9.1.1
shop	**D**	6.1, 6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	**P**	6.1, 6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	**P**	6.1, 6.5.1, 6.6, 9.1.1
vehicle sales and hire	**P**	6.1, 6.5.1, 9.1.1
veterinary clinic	**D**	6.1, 6.5.1, 9.1.1
warehouse	**P**	6.1, 6.5.1, 6.6, 9.1.1

P = Permitted **D** = Discretionary x = Prohibited

5.12 ZONE GI – GENERAL INDUSTRY

1. The primary purpose of zone GI is to provide for **general industry**.
2. **Offices** are expected to primarily provide a service to the **general industry** in the zone and be of a size commensurate with the service provided.
3. **Shops** are expected to be limited to those that either service the needs of the **general industry** in the zone or would be inappropriate in a commercial zone.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 9.1.1 describes standards for industrial developments.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clause clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE GI

abattoir	x	
agriculture	**D**	6.1, 10.1
animal boarding	**D**	6.1, 6.5.1, 9.1.1, 10.1
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.1, 6.5.1, 7.3, 7.10.3
car park	**P**	6.1, 6.5.3, 9.1.1
child care centre	x	
community centre	x	
dependant unit	x	
domestic livestock	x	
education establishment	**D**	6.1, 6.5.1, 9.1.1
fuel depot	**D**	6.1, 6.5.1, 9.1.1
general industry	**P**	6.1, 6.5.1, 6.6, 9.1.1
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	**D**	6.1, 6.5.1, 6.6, 9.1.1
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 9.1.1
licensed club	**D**	6.1, 6.5.1, 6.6, 9.1.1
light industry	**P**	6.1, 6.5.1, 6.6, 9.1.1
medical clinic	**P**	6.1, 6.5.1, 9.1.1
medical consulting rooms	x	
motel	x	
motor body works	**P**	6.1, 6.5.1, 9.1.1
motor repair station	**P**	6.1, 6.5.1, 9.1.1
multiple dwellings	x	
office	**D**	6.1, 6.5.1, 6.6, 9.1.1
passenger terminal	**D**	6.1, 6.5.1, 9.1.1
place of worship	**D**	6.1, 6.5.1, 9.1.1
plant nursery	**D**	6.1, 6.5.1, 9.1.1
promotion sign	**D**	6.7
recycling depot	**P**	6.1, 6.5.1, 9.1.1
restaurant	**D**	6.1, 6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	**P**	6.1, 6.5.1, 9.1.1
service station	**D**	6.1, 6.5.1, 8.1.4, 9.1.1
shop	**D**	6.1, 6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	**D**	6.1, 6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	**P**	6.1, 6.5.1, 6.6, 9.1.1
vehicle sales and hire	**P**	6.1, 6.5.1, 9.1.1
veterinary clinic	**P**	6.1, 6.5.1, 9.1.1
warehouse	**P**	6.1, 6.5.1, 6.6, 9.1.1

P = Permitted **D** = Discretionary x = Prohibited

5.13 ZONE DV - DEVELOPMENT

1. The primary purpose of zone DV is to provide for the development of major strategic industries including gas based, road, rail or port related industries.
2. The zone provides for major industrial development that is of strategic importance to the future economic development of the Territory.
3. Development is to be assessed having regard to, among other things, the environmental impact and the effect on the surrounding development because of the processes involved, the method of manufacture or the nature of the materials used, produced or stored.

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 9.1.2 limits the development of gas based industries on Middle Arm Peninsula.

Clause 11.1.1 refers to subdivision lot sizes in this zone and clause clauses 11.3.1 to 11.3.3 to subdivision design.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE DV

abattoir	**D**	6.5.1, 9.1.1
agriculture	x	
animal boarding	**D**	6.5.1, 9.1.1, 10.1
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.5.1, 7.3, 7.10.3
car park	**D**	6.5.3, 9.1.1
child care centre	x	
community centre	x	
dependant unit	x	
domestic livestock	x	
education establishment	**D**	6.5.1, 9.1.1
fuel depot	**D**	6.5.1, 9.1.1
general industry	**D**	6.5.1, 6.6, 9.1.1
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	**D**	6.5.1, 7.3, 7.6, 7.7, 7.8, 9.1.1
hotel	**D**	6.5.1, 6.6, 9.1.1
intensive animal husbandry	**D**	6.5.1, 9.1.1, 10.1
leisure and recreation	**D**	6.5.1, 9.1.1
licensed club	**D**	6.5.1, 6.6, 9.1.1
light industry	**D**	6.5.1, 6.6, 9.1.1
medical clinic	**D**	6.5.1, 9.1.1
medical consulting rooms	x	
motel	**D**	6.5.1, 6.6, 7.3, 9.1.1
motor body works	**D**	6.5.1, 9.1.1
motor repair station	**D**	6.5.1, 9.1.1
multiple dwellings	x	
office	**D**	6.5.1, 6.6, 9.1.1
passenger terminal	**D**	6.5.1, 9.1.1
place of worship	x	
plant nursery	x	
promotion sign	**D**	6.7
recycling depot	**D**	6.5.1, 9.1.1
restaurant	**D**	6.5.1, 6.6, 9.1.1
retail agricultural stall	x	
rural industry	x	
service station	**D**	6.5.1, 8.1.4, 9.1.1
shop	**D**	6.5.1, 6.6, 8.1.1, 9.1.1
showroom sales	**D**	6.5.1, 6.6, 9.1.1
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	**D**	6.5.1, 6.6, 9.1.1
vehicle sales and hire	**D**	6.5.1, 9.1.1
veterinary clinic	x	
warehouse	**D**	6.5.1, 6.6, 9.1.1

P = Permitted **D** = Discretionary x = Prohibited

5.14 ZONE PS – PUBLIC OPEN SPACE

1. The primary purpose of zone PS is to provide public areas for recreational activity.
2. Development should be limited to that which is for public use and enjoyment consistent with the recreational opportunities of the land and which has minimal adverse impact (if any) on adjoining or nearby property.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE PS

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1
dependant unit	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.15 ZONE OR – ORGANISED RECREATION

1. The primary purpose of zone OR is to provide areas for organised recreational activities.
2. Development is to be limited to that which is consistent with the recreational opportunities of the land.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE OR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3
car park	**D**	6.1, 6.5.3, 8.2
child care centre	**D**	6.1, 6.5.1, 8.1.5, 8.2
community centre	**P**	6.1, 6.5.1
dependant unit	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 8.2
licensed club	**D**	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	**P**	6.7
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	**D**	6.1, 6.5.1, 6.6, 8.1.1, 8.2
showroom sales	x	
single dwelling	x	
stables	**D**	6.1, 6.5.1, 10.1
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.16 ZONE H - HORTICULTURE

1. The primary purpose of zone H is to provide suitable land for **horticulture**.
2. The minimum lot size is intended to maintain parcels that are commercially viable for **horticulture**.

Demountable structures require consent.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.4.6 refers to estate developments in this zone.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure see clause 2.7.

ZONING TABLE – ZONE H

abattoir	x	
agriculture	**P**	6.1, 10.1, 10.2
animal boarding	**D**	6.1, 6.5.1, 10.1, 10.2
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	x	
dependant unit	**P**	7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	6.1, 7.3, 7.10.5
home based child care centre	x	
home based contracting	**P**	7.10.8, 10.2
home occupation	**P**	7.10.7
horticulture	**P**	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	**D**	6.1, 10.1, 10.2
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**P**	6.1, 6.5.1, 7.2, 10.2
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	**P**	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	**P**	6.1, 10.2
rural industry	**P**	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.1, 6.5.1
stables	**D**	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	x	
transport terminal	**D**	6.1, 6.5.1, 6.6, 10.1, 10.2, 10.5
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.17 ZONE A - AGRICULTURE

1. The primary purpose of zone A is to provide suitable land for **agriculture**.
2. Lot sizes will depend on the capability of the land for commercially viable **agriculture**.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.4 refers to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure see clause 2.7.

ZONING TABLE – ZONE A

abattoir	**D**	6.1, 6.5.1, 10.2
agriculture	**P**	6.1, 10.1, 10.2
animal boarding	**P**	6.1, 6.5.1, 10.1, 10.2
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	**D**	6.1, 6.5.1, 10.2
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	x	
dependant unit	**P**	7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1
education establishment	**D**	6.1, 6.5.1, 10.2
fuel depot	x	
general industry	x	
group home	**P**	6.1, 7.3, 7.10.5
home based child care centre	**P**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8, 10.2
home occupation	**P**	7.10.7
horticulture	**P**	
hospital	x	
hostel	**D**	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8, 10.2
hotel	x	
intensive animal husbandry	**D**	6.1, 10.1, 10.2
leisure and recreation	**P**	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**P**	6.1, 6.5.1, 7.2
office	x	
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 10.2
plant nursery	**P**	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	**P**	6.1, 10.2
rural industry	**P**	6.1, 6.5.1, 10.2
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.1, 6.5.1
stables	**D**	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	x	
transport terminal	**D**	6.1, 6.5.1, 6.6, 10.1, 10.2
vehicle sales and hire	x	
veterinary clinic	**P**	6.1, 6.5.1, 10.2
warehouse	**P**	6.1, 6.5.1, 6.6, 10.2

P = Permitted **D** = Discretionary x = Prohibited

5.18 ZONE RR – RURAL RESIDENTIAL

1. The primary purpose of zone RR is to provide for rural residential use.
2. Proposals for rural residential development are expected to demonstrate the relationship of the proposal to existing and proposed future land uses identifying potential impacts on facilities and services and the **amenity** of the locality.
3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE RR

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	x	
community centre	**D**	6.1, 6.5.1, 10.2
dependant unit	**P**	7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	6.1, 7.3, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8, 10.2
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	**D**	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5, 10.2
stables	**x**	
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.19 ZONE RL – RURAL LIVING

1. The primary purpose of zone RL is to provide for low-density rural living and a range of rural land uses including **agriculture** and **horticulture**.
2. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clause 11.4 to subdivision standards.

Clause 11.4.6 refers to estate developments in this zone.

Clause 13.5 refers to the erection of mobile telecommunication structures.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure see clause 2.7.

ZONING TABLE – ZONE RL

abattoir	x	
agriculture	**D**	6.1, 10.1, 10.2
animal boarding	**D**	6.1, 6.5.1, 10.1, 10.2
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	**D**	6.1, 6.5.1, 8.1.5, 10.2
community centre	**D**	6.1, 6.5.1, 10.2
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.3, 7.10.5
home based child care centre	**P**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8, 10.2
home occupation	**P**	7.10.7
horticulture	**D**	10.2
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	**D**	6.1, 10.1, 10.2
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**P**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	**D**	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	x	
retail agricultural stall	**P**	6.1, 10.2
rural industry	**D**	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1
stables	**D**	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	**D**	6.1, 6.5.1, 10.2
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.20 ZONE R - RURAL

1. The primary purpose of zone R is to provide for a range of activities including residential, agricultural and other rural activities.
2. The larger lot sizes in this zone facilitate the separation between potentially incompatible uses and restrict closer settlement.
3. If lots are unsewered, provision for the disposal of effluent must be made on-site so that the effluent does not pollute ground or surface waters.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to subdivision lot sizes and clauses 11.4 to subdivision standards.

Clause 11.4.6 refers to estate developments in this zone.

Clause 13.5 refers to the erection of mobile telecommunication structures.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure see clause 2.7.

ZONING TABLE – ZONE R

abattoir	x	
agriculture	**P**	6.1, 10.1, 10.2
animal boarding	**D**	6.1, 10.1, 10.2
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	x	
caretaker's residence	x	
car park	x	
child care centre	**D**	6.1, 6.5.1, 8.1.5, 10.2
community centre	**D**	6.1, 6.5.1, 10.2
dependant unit	**P**	7.1, 7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1, 10.2
education establishment	**D**	6.1, 6.5.1, 10.2
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.3, 7.10.5
home based child care centre	**P**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8, 10.2
home occupation	**P**	7.10.7
horticulture	**P**	6.1, 10.2
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	**D**	6.1, 10.1, 10.2
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	**P**	6.5.1, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 10.2
plant nursery	**P**	6.1, 6.5.1, 10.2
promotion sign	x	
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	**P**	6.1, 10.2
rural industry	**D**	6.1, 6.5.1, 10.2, 10.6
service station	x	
shop	x	
showroom sales	x	
single dwelling	**P**	6.5.1, 7.1, 7.3
stables	**D**	6.1, 6.5.1, 10.1, 10.2
supporting accommodation	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	**D**	6.1, 6.5.1, 6.6, 10.1, 10.2, 10.5
vehicle sales and hire	x	
veterinary clinic	**D**	6.1, 6.5.1, 10.2
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.21 ZONE CP – COMMUNITY PURPOSES

1. The primary purpose of zone CP is to provide for community services and facilities, whether publicly or privately owned or operated, including facilities for civic and government administration.
2. Design is expected to incorporate landscaping that will enhance the visual appearance of the development. The development of residential accommodation is to only be in association with and ancillary to the primary use of the land.

Demountable structures require consent.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CP

abattoir	x	
agriculture	x	
animal boarding	**D**	6.1, 6.5.1, 10.1, 10.2
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**P**	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	**P**	6.1, 6.5.1, 8.1.5, 8.2, 10.2
community centre	**P**	6.1, 6.5.1, 8.2, 10.2
dependant unit	x	
domestic livestock	x	
education establishment	**P**	6.1, 6.5.1, 8.2, 10.2
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	**D**	6.1, 6.5.1, 6.6, 8.2, 10.2
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 10.2
licensed club	x	
light industry	x	
medical clinic	**D**	6.1, 6.5.1, 8.2, 10.2
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	**D**	6.1, 6.5.1, 8.2, 10.2
place of worship	**P**	6.1, 6.5.1, 8.2, 10.2
plant nursery	**D**	6.1, 6.5.1, 10.2
promotion sign	**D**	6.7
recycling depot	**D**	6.1, 6.5.1, 8.2, 10.2
restaurant	x	
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	**D**	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8, 10.2
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	**D**	6.1, 6.5.1, 8.2, 10.2
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.22 ZONE CN - CONSERVATION

1. The primary purpose of zone CN is to conserve and protect the flora, fauna and character of natural areas.
2. Development is to be sensitive to the natural features and habitats of the zone and be so sited and operated as to have minimal impact on the environment.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE CN

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	x	
dependant unit	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	**P**	7.10.7
horticulture	x	
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 10.2
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	**D**	6.1, 6.5.1, 6.6, 8.1.1, 10.2
showroom sales	x	
single dwelling	x	
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.23 ZONE HT - HERITAGE

1. The primary purpose of zone HT is to conserve and enhance those elements that contribute to the heritage significance of an area.
2. A use or development is to be compatible with the heritage value and character of the area.

Demountable structures require **consent**.

Clause 6.10 refers.

Clause 7.10.2 refers to **caravans**.

ZONING TABLE – ZONE HT

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**D**	6.5.1, 6.10, 7.10.1
business sign	**D**	6.7, 6.10
caravan park	x	
caretaker's residence	**D**	6.1, 6.5.1, 6.10, 7.3, 7.10.3
car park	x	
child care centre	**D**	6.1, 6.5.1, 6.10, 8.1.5
community centre	**D**	6.1, 6.5.1, 6.10
dependant unit	**D**	7.3, 7.10.4
domestic livestock	x	
education establishment	**D**	6.1, 6.5.1, 6.10
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	**D**	6.5.1, 6.10, 7.10.6
home based contracting	**D**	6.10, 7.10.8
home occupation	**D**	6.10, 7.10.7
horticulture	x	
hospital	x	
hostel	**D**	6.1, 6.5.1, 6.10, 7.3, 7.6, 7.7, 7.8
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	**D**	6.1, 6.5.1, 6.10
medical consulting rooms	**D**	6.5.1, 6.10, 7.10.9
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.1, 6.5.1, 6.10, 7.3, 7.5, 7.6, 7.7, 7.8
office	**D**	6.1, 6.5.1, 6.6, 6.10
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 6.10
plant nursery	x	
promotion sign	x	
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 6.10
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	**D**	6.1, 6.5.1, 6.6, 6.10
showroom sales	x	
single dwelling	**D**	6.1, 6.5.1, 6.10, 7.3, 7.5
stables	x	
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.24 ZONE RD – RESTRICTED DEVELOPMENT

1. The purpose of zone RD is to restrict development near an airport.
2. The intention is to:
   (a) ensure development does not prejudice the safety and efficiency of an airport;
   (b) limit the number of people who reside or work in the area; and
   (c) retain the non-urban character of the land.

Demountable structures require **consent**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 7.10.2 refers to **caravans**.

Clause 11.1.1 refers to lot sizes in this zone.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE RD

abattoir	x	
agriculture	**D**	6.1, 6.9, 10.1, 10.2
animal boarding	**D**	6.1, 6.5.1, 6.9, 10.1, 10.2
bed and breakfast	x	
business sign	**P**	6.7
caravan park	x	
caretaker's residence	**D**	6.1, 6.5.1, 6.9, 7.3, 7.10.3
car park	x	
child care centre	x	
community centre	x	
dependant unit	x	
domestic livestock	x	
education establishment	x	
fuel depot	x	
general industry	x	
group home	x	
home based child care centre	x	
home based contracting	x	
home occupation	x	
horticulture	**D**	6.1, 6.9, 10.2
hospital	x	
hostel	x	
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	x	
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	**D**	6.1, 6.5.1, 6.9, 10.2
promotion sign	**D**	6.7
recycling depot	x	
restaurant	x	
retail agricultural stall	**D**	6.1, 6.9, 10.2
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	x	
stables	**D**	6.1, 6.5.1, 6.9, 10.1, 10.2
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.25 ZONE WM – WATER MANAGEMENT

1. The purpose of zone WM is to restrict development within a water catchment area or other area providing surface or ground water for public water supplies.
2. Development is to be in accordance with the principles for water management of the authority responsible for managing the public water supply.

Demountable structures require **consent**.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 10.2 refers to the **clearing of native vegetation**.

Clause 11.1.1 refers to lot sizes in this zone.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE WM

abattoir	x	
agriculture	**D**	6.1, 10.1, 10.2, 10.4
animal boarding	x	
bed and breakfast	**D**	6.5.1, 7.10.1, 10.4
business sign	**P**	6.7
caravan park	**D**	6.1, 6.5.1, 10.2, 10.4
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3, 10.4
car park	x	
child care centre	x	
community centre	x	
dependant unit	**P**	7.3, 7.10.4, 10.4
domestic livestock	**P**	6.1, 10.1, 10.2
education establishment	x	
fuel depot	x	
general industry	x	
group home	**P**	6.1, 7.3, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	x	
home occupation	**D**	7.10.7, 10.4
horticulture	x	
hospital	x	
hostel	**D**	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8, 10.2, 10.4
hotel	x	
intensive animal husbandry	x	
leisure and recreation	x	
licensed club	x	
light industry	x	
medical clinic	x	
medical consulting rooms	x	
motel	**D**	6.1, 6.5.1, 6.6, 7.3, 10.2, 10.4
motor body works	x	
motor repair station	x	
multiple dwellings	x	
office	x	
passenger terminal	x	
place of worship	x	
plant nursery	**D**	6.1, 6.5.1, 10.2, 10.4
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 10.2, 10.4
retail agricultural stall	x	
rural industry	x	
service station	x	
shop	x	
showroom sales	x	
single dwelling	**D**	6.1, 6.5.1, 7.3, 7.5, 10.2, 10.4
stables	**D**	6.1, 6.5.1, 10.1, 10.2, 10.4
supporting accommodation	x	
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	x	
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.26 ZONE FD – FUTURE DEVELOPMENT

1. Zone FD is an interim zone identifying an area that is intended for future rezoning and development in accordance with an Area Plan (where applicable) and its purpose is to:
   (a) limit uses and development within the zone to a level that will not prejudice the future development; and
   (b) provide for development in accordance with the Area Plan (where applicable) once services are (or can be) made available to the land.
2. Subdivision is not to prejudice the intended ultimate subdivision and future use or development of the land.

Demountable structures require **consent**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.9 controls the use and development of land within the ANEF 20 unit value contour adjacent to airports.

Clause 6.14 refers to land subject to inundation.

Clause 10.2 refers to the **clearing of native vegetation**.

Clauses 11.1.1 and 11.1.3 refer to subdivision and use of land in this zone.

Clauses 11.2.1 to 11.3.3 describe standards for the subdivision of land for urban residential and industrial use.

Clause 13.5 refers to the erection of mobile telecommunication structures.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure see clause 2.7.

ZONING TABLE – ZONE FD

abattoir	x	
agriculture	**D**	6.1, 10.1
animal boarding	**D**	6.1, 6.5.1, 10.1
bed and breakfast	**D**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	**D**	6.1, 6.5.1
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3
car park	**D**	6.1, 6.5.3
child care centre	**D**	6.1, 6.5.1, 8.1.5, 8.2
community centre	**D**	6.1, 6.5.1, 8.2
dependant unit	**P**	7.3, 7.10.4
domestic livestock	**P**	6.1, 10.1
education establishment	**D**	6.1, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	**P**	6.1, 7.3, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**D**	7.10.8
home occupation	**P**	7.10.7
horticulture	**D**	
hospital	**D**	6.1, 6.5.1, 6.6, 8.2
hostel	x	
hotel	**D**	6.1, 6.5.1, 6.6, 8.2
intensive animal husbandry	**D**	6.1, 10.1
leisure and recreation	**D**	6.1, 6.5.1, 8.2
licensed club	**D**	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	**D**	6.1, 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	6.1, 6.5.1, 6.6, 7.3, 8.2
motor body works	x	
motor repair station	x	
multiple dwellings	**D**	6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	**D**	6.1, 6.5.1, 6.6, 8.2
passenger terminal	x	
place of worship	**D**	6.1, 6.5.1, 8.2
plant nursery	**D**	6.1, 6.5.1
promotion sign	**D**	6.7
recycling depot	x	
restaurant	**D**	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	**D**	6.1
rural industry	x	
service station	**D**	6.1, 6.5.1, 8.1.4, 8.2
shop	**D**	6.1, 6.5.1, 6.6, 8.2
showroom sales	x	
single dwelling	**D**	6.1, 6.5.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	x	
vehicle sales and hire	x	
veterinary clinic	**D**	6.1, 6.5.1, 8.2
warehouse	x	

P = Permitted **D** = Discretionary x = Prohibited

5.27 ZONE T - TOWNSHIP

The purpose of zone T is to:

(a) provide for development opportunities as they arise and for services and facilities to meet the needs of the local community; and

(b) optimise the use of existing infrastructure.

Demountable structures require **consent**.

Clause 6.14 refers to land subject to inundation.

Clauses 8.2 and 9.1.1 describe standards for commercial and industrial development.

Clauses 11.1.1 and, 11.1.3 to 11.3.3 describe standards for the subdivision of land for urban residential and industrial use.

Clause 13.5 refers to the erection of mobile telecommunication structures.

ZONING TABLE – ZONE T

abattoir	x	
agriculture	x	
animal boarding	x	
bed and breakfast	**P**	6.5.1, 7.10.1
business sign	**P**	6.7
caravan park	**D**	6.1, 6.5.1
caretaker's residence	**D**	6.1, 6.5.1, 7.3, 7.10.3
car park	**D**	6.1, 6.5.3
child care centre	**D**	6.1, 6.5.1, 8.1.5, 8.2
community centre	**D**	6.1, 6.5.1, 8.2
dependant unit	**P**	7.3, 7.10.4
domestic livestock	x	
education establishment	**D**	6.1, 6.5.1, 8.2
fuel depot	x	
general industry	x	
group home	**P**	7.1, 7.3, 7.10.5
home based child care centre	**D**	6.5.1, 7.10.6
home based contracting	**P**	7.10.8
home occupation	**P**	7.10.7
horticulture	x	
hospital	**D**	6.1, 6.5.1, 6.6, 8.2
hostel	**D**	6.1, 6.5.1, 7.3, 7.6, 7.7, 7.8
hotel	**D**	6.1, 6.5.1, 6.6, 8.2
intensive animal husbandry	x	
leisure and recreation	**D**	6.1, 6.5.1, 8.2
licensed club	**D**	6.1, 6.5.1, 6.6, 8.2
light industry	x	
medical clinic	**D**	6.1, 6.5.1, 8.2
medical consulting rooms	**D**	6.5.1, 7.10.9
motel	**D**	6.1, 6.5.1, 6.6, 7.3, 8.2
motor body works	**D**	6.1, 6.5.1
motor repair station	**D**	6.1, 6.5.1
multiple dwellings	**D**	6.5.1, 7.1, 7.3, 7.5, 7.6, 7.7, 7.8
office	**D**	6.1, 6.5.1, 6.6, 8.2
passenger terminal	**D**	6.1, 6.5.1, 8.2
place of worship	**P**	6.1, 6.5.1, 8.2
plant nursery	**D**	6.1, 6.5.1, 8.2
promotion sign	**D**	6.7
recycling depot	**D**	6.1, 6.5.1, 8.2
restaurant	**D**	6.1, 6.5.1, 6.6, 8.2
retail agricultural stall	x	
rural industry	x	
service station	**D**	6.1, 6.5.1, 8.1.4
shop	**D**	6.1, 6.5.1, 6.6, 8.2
showroom sales	**D**	6.1, 6.5.1, 6.6, 8.2
single dwelling	**P**	6.5.1, 7.1, 7.3, 7.5
stables	x	
supporting accommodation	**D**	6.1, 6.5.1, 7.3, 7.5, 7.6, 7.7, 7.8
transport terminal	**D**	6.1, 6.5.1, 6.6
vehicle sales and hire	**D**	6.1, 6.5.1, 8.2
veterinary clinic	**D**	6.1, 6.5.1, 8.2
warehouse	**D**	6.1, 6.5.1, 6.6

P = Permitted **D** = Discretionary x = Prohibited

PART 4

6.0 GENERAL PERFORMANCE CRITERIA

6.1 GENERAL HEIGHT CONTROL

1. The purpose of this clause is to ensure that the height of buildings in a zone is consistent with development provided for by that zone.
2. This clause does not apply within zones CB or DV or, subject to clause 7.1, zone C.
3. The height of any point of a building is to be measured from ground level vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
4. Unless expressly provided by this scheme, the height of any part of a building is not to exceed 8.5m above the ground, unless it is:
   (a) a flag pole, aerial or antenna; or
   (b) for the housing of equipment relating to the operation of a lift.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 6.3 controls the height of buildings in central Darwin.

Clause 7.1 controls the height of **dwellings** in some zones.

The NT Defence (Areas Control) Regulations restrict building height for land in the vicinity of RAAF Base Darwin.

6.2 BUILDING HEIGHTS IN ALICE SPRINGS

1. The purpose of this clause is to maintain the low-rise character of development in Alice Springs.
2. Despite anything to the contrary in this Scheme, the height of a building within the Municipality of Alice Springs is not to exceed the height specified in the table to this clause.
3. The height of a building is to be determined as in sub-clause 6.1.
4. The consent authority must not **consent** to development that is not in accordance with this clause.

Clause 6.1 controls building heights generally.

Clause 7.1 controls the height of **dwellings** in some zones.

TABLE TO CLAUSE 6.2

Zone	Maximum Building Height
CB, C, SC, TC and MR	3 **storeys** to a maximum of 14m
All other zones	2 **storeys** to a maximum of 8.5m

6.3 BUILDING HEIGHTS IN CENTRAL DARWIN

1. The purpose of this clause is to provide for:
   (a) buildings of a size and scale consistent with any area plans applicable to the central Darwin area; and
   (b) a city form with the highest buildings and structures concentrated at the centre of the peninsula, stepping down towards the perimeter optimising opportunities for harbour views.
2. The height of buildings within the area indicated on the diagram to this clause is to be in accordance with the legend and explanatory notes of the diagram.

Legend

All proposed structures are to have demonstrated special merit	
Maximum height without demonstrated special merit	15m AHD
Maximum height without demonstrated special merit	55m AHD
Maximum height without demonstrated special merit	90m AHD
Maximum height without demonstrated special merit	120m AHD
Australian Height Datum (AHD) contours	

Explanatory Note

The broad principles adopted for this guide are listed below.

- The nominated heights shown are not targets to be met in proposed development and sometimes lower structures will be appropriate.
- The nominated heights shown are not absolute limits, but proposed structures can only exceed the limits if development applications demonstrate special merit in terms of the whole planning scheme.
- The nominated heights shown are expressed in metres related to the Australian Height Datum (AHD), not from ground level at any point, as topographic levels vary across the subject area (see AHD contours).

N

metres 150 0 150 300 450 metres

Central Darwin: Guide to Heights of Buildings and Structures

6.4 PLOT RATIOS

1. The purpose of this clause is to provide for development that will, in terms of building massing, be compatible with adjacent and nearby development.
2. Development of **sites** within zones C or SC should not exceed a **plot ratio** of 1 and within zone TC should not exceed a plot ratio of 3.
3. Sub-clause 2 does not apply to a **residential building** development other than a **hostel**.

Clause 6.2 limits the height of buildings within the Municipality of Alice Springs.

Clause 7.1 limits the height of **residential buildings** in some zones.

6.5 VEHICLE PARKING

6.5.1 Parking Requirements

1. The purpose of this clause is to ensure that sufficient off-street car parking, constructed to a standard and conveniently located, is provided to service the proposed use of a **site**.
2. Subject to clause 6.5.2, if a use or development specified in column 1 of the table to this clause is proposed, the number of **car parking spaces** (rounded up to the next whole number) required for that use or development is to be calculated in accordance with the formula specified opposite in column 2 or, if the use or development is within zone CB in Darwin, column 3.
3. If a proposed use or development which is not listed in the table to this clause requires **consent**, the number of **car parking spaces** required for that use or development is to be determined by the consent authority.
4. A **car parking area** is to be designed in accordance with clause 6.5.3.

For many uses the Building Code of Australia requires the provision of parking for disabled people.

Car parking areas for more than 50 vehicles should install oil/ water separator units.

6.5.2 Reduction in Parking Requirements

1. The purpose of this clause is to provide for a use or development with fewer **car parking spaces** than required by clause 6.5.1.
2. The consent authority may approve a use or development with fewer **car parking spaces** than required by clause 6.5.1 if it is satisfied that a reduction is appropriate for the use or development, having considered all the following matters:
   (a) the zoning of the land, the use or development or proposed use or development of the land and the possible future use or development of the land;
   (b) the provision of **car parking spaces** in the vicinity of the land; and
   (c) the availability of public transport in the vicinity of the land; or
   (d) the use or development relates to a **heritage place** and the Minister responsible for the administration of the *Heritage Conservation Act* supports the reduced provision of **car parking spaces** in the interest of preserving the significance of the **heritage place**.

In lieu of the provision of **car parking spaces**, a monetary contribution may be required under section 70 of the *Planning Act*.

TABLE TO CLAUSE 6.5.1		
COLUMN 1	**COLUMN 2**	**COLUMN 3**
Use or Development	**Minimum Number of Car Parking Spaces Required**	**Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin**
abattoir	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office**	
animal boarding	1 for every employee plus 4	
bed and breakfast accommodation	1 for every guest room plus 2 for the **dwelling**	1 for every guest room plus 2 for the **dwelling**
caravan park	1.1 for every **caravan**, cabin, mobile home or tent site	
caretaker's residence	1	1
child care centre	1 for every employee plus 1 for every 20 children	2 for every 100m^2 of **net floor area**
community centre	5 for every 100m^2 of **net floor area**	2 for every 100m^2 of **net floor area**
education establishment	For a primary or secondary school: 1 for every classroom plus 2 additional spaces plus an area for setting down and picking up passengers For a tertiary **education establishment**: 1 for every classroom plus 1 for every 6 students plus 2 additional spaces For a kindergarten: see **child care centre** For other **education establishments**: 2 for every 100m^2 of **net floor area**	2 for every 100m^2 of **net floor area**
general industry	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 250m^2 used as outdoor storage	

TABLE TO CLAUSE 6.5.1		
COLUMN 1	**COLUMN 2**	**COLUMN 3**
Use or Development	**Minimum Number of Car Parking Spaces Required**	**Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin**
home based child care centre	1 for every non-resident employee in addition to those spaces required for the **dwelling**	2 for every 100m^2 of **net floor area**
hospital	1 for every 4 patient beds plus 4 for every 100m^2 of **net floor area** used for administrative purposes plus for a **medical clinic** 4 for every consulting room	1 for every 4 patient beds plus 4 for every 100m^2 of **net floor area** used for administrative purposes plus for a **medical clinic** 4 for every consulting room
hostel	1 for every 5 persons plus 1 for every staff member plus 1	1 for every 10 persons plus 1 for every staff member plus 1
hotel	16 for every 100m^2 of **net floor area** used as a lounge bar or beer garden plus 50 for every 100m^2 of **net floor area** used as a bar plus 10 for a drive-in bottle shop (if any) for cars being served or awaiting service plus 1 for every guest suite or bedroom plus 3 for every 100m^2 used for dining	16 for every 100m^2 of **net floor area** plus 0.4 for every guest suite or bedroom
leisure and recreation	Indoor spectator facilities including cinema or theatre 1 for every 4 seats Racquet court games 4 for every court plus For indoor spectator facilities (if any) 1 for every 4 seats Lawn bowls 20 spaces per green Golf course 4 per hole plus 5 for every 100m^2 of **net floor area** used as a club house otherwise than specified above, 10 for every 100m of **net floor area** plus requirement for indoor spectator facilities (if any) 1 for every 4 seats	3 for every 100m^2 of **net floor area**

TABLE TO CLAUSE 6.5.1		
COLUMN 1	**COLUMN 2**	**COLUMN 3**
Use or Development	**Minimum Number of Car Parking Spaces Required**	**Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin**
licensed club	10 for every 100m^2 of **net floor area** used as a lounge area or beer garden plus 20 for every 100m^2 of **net floor area** used as a bar plus 3 for every 100m^2 of **net floor area** used for dining	3 for every 100m^2 of **net floor area**
light industry	2 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 250m^2 used as outdoor storage	
medical clinic	4 for every consulting room	4 for every consulting room
medical consulting rooms	3 for every consulting room plus 1 additional space (in addition to the 2 spaces required for the **dwelling**)	3 for every consulting room plus 1 additional space (in addition to the 2 spaces required for the **dwelling**)
motel	1 for every guest suite or bedroom plus 16 for every 100m^2 of **net floor area** used as a lounge bar or beer garden plus 3 for every 100m used for dining	0.4 for every guest suite or bedroom plus 3 for every 100m^2 of **net floor area** of all other areas
motor body works	6 for every 100m^2 of **net floor area**	3 for every 100m^2 of **net floor area**
motor repair station	6 for every 100m^2 of **net floor area**	3 for every 100m^2 of **net floor area**
multiple dwellings	2 per **dwelling**	2 per **dwelling**
office (not elsewhere referred to in this table)	2.5 for every 100m^2 of **net floor area**	3 for every 100m^2 of **net floor area**
passenger terminal	5 for every 100m^2 of **net floor area** or as many car spaces as can be provided on 25% of the **site** area whichever results in the greater number of spaces (calculated exclusive of areas used for taxi stands or bus loading purposes)	3 for every 100m^2 of **net floor area**
place of worship	5 for every 100m^2 of **net floor area**	2 for every 100m^2 of **net floor area**

TABLE TO CLAUSE 6.5.1		
COLUMN 1	**COLUMN 2**	**COLUMN 3**
Use or Development	**Minimum Number of Car Parking Spaces Required**	**Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin**
plant nursery	2 for every 100m^2 of **net floor area** plus 1 for every 250m^2 used as outdoor nursery	2 for every 100m^2 of **net floor area** plus 1 for every 250m^2 used as outdoor nursery
recycling depot	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 250m^2 used as outdoor storage	
restaurant	6 for every 100m^2 of **net floor area** and any alfresco dining areas plus 10 for drive-through (if any) for cars being served or awaiting service	3 for every 100m^2 of **net floor area** and any alfresco dining areas
rural industry	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 250m^2 used as outdoor storage	
service station	2 for every 100m^2 of **net floor area** or 5 whichever is the greater (not including parking serving bowsers)	2 for every 100m^2 of **net floor area** or 5 whichever is the greater (not including parking serving bowsers)
serviced apartments	1 for every **dwelling** plus 3 for every 100m^2 of **net floor area** not within a **dwelling**	1 for every **dwelling** plus 3 for every 100m^2 of **net floor area** not within a **dwelling**
shop	6 for every 100m^2 of **net floor area**	3 for every 100m^2 of **net floor area**
showroom sales	4 for every 100m^2 of **net floor area** plus 1 for every 250m^2 used as outdoor storage	4 for every 100m^2 of **net floor area** plus 1 for every 250m^2 used as outdoor storage
single dwelling	2	2
stables	1 for every stall	
supporting accommodation	1 for every 4 beds plus 4 for every 100m^2 of **net floor area** used for administrative purposes	1 for every 4 beds plus 4 for every 100m^2 of **net floor area** used for administrative purposes

TABLE TO CLAUSE 6.5.1		
COLUMN 1	**COLUMN 2**	**COLUMN 3**
Use or Development	**Minimum Number of Car Parking Spaces Required**	**Minimum Number of Car Parking Spaces Required Within Zone CB in Darwin**
transport terminal	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 200m^2 used as outdoor storage	
vehicle sales and hire	4 for every 100m^2 of **net floor area** of **office** plus 1 for every 200m^2 used for vehicle display	4 for every 100m^2 of **net floor area** of **office** plus 1 for every 200m^2 used for vehicle display
veterinary clinic	4 for every 100m^2 of **net floor area**	4 for every 100m^2 of **net floor area**
warehouse	1 for every 100m^2 of **net floor area** other than **offices** plus 4 for every 100m^2 of **net floor area** of **office** plus 1 for every 250m^2 used as outdoor storage	3 for every 100m^2 of **net floor area**

6.5.3 Parking Layout

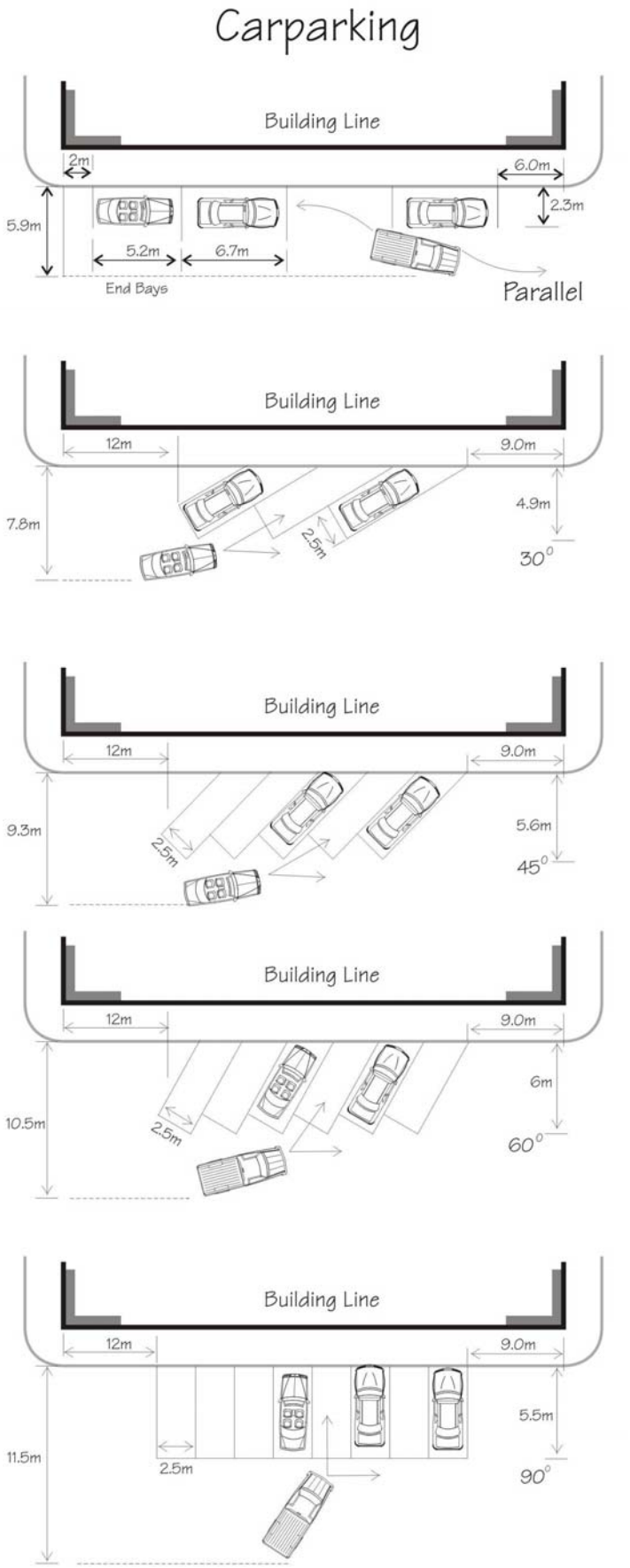
1. The purpose of this clause is to ensure that a **car parking area** is appropriately designed, constructed and maintained for its intended purpose.
2. A **car parking area** is to be established, used and maintained for the purpose of vehicle parking only.
3. A car parking area is to:
   (a) be of a suitable gradient for safe and convenient parking;
   (b) be sealed and well drained;
   (c) be functional and provide separate access to every **car parking space**;
   (d) limit the number of access points to the road;
   (e) allow a vehicle to enter from and exit to a road in a forward gear;
   (f) maximise sight lines for drivers entering or exiting the **car parking area**;
   (g) be not less than 3m from a road, and the area between the **car parking area** and the road is to be landscaped with species designed to lessen the visual impact of the **car parking area**;
   (h) be in accordance with the dimensions set out in the diagram to this clause;
   (i) have driveways with a minimum width of 6m for two-way traffic flow or 3.5m for one way traffic flow; and
   (j) be designed so that parking spaces at the end of and perpendicular to a driveway be either 3.5m wide or so that the driveway projects 1m beyond the last parking space.

In non-urban locations dust suppression may be an acceptable alternative to sealed surfaces.

A **car parking space** for disable people required under the Building Code of Australia is of a different width.

Clause 6.12 refers to landscaping.

DIAGRAM TO CLAUSE 6.5.3



6.6 LOADING BAYS

1. The purpose of this clause is to provide for the loading and unloading of vehicles associated with the use of land.
2. A **general industry**, **hospital**, **hotel**, **licensed club**, **light industry**, **motel**, **office**, **restaurant**, **shop**, **showroom sales**, **transport terminal** or **warehouse** use or development on a **site** must provide areas wholly within the **site** for loading and unloading of vehicles at the ratio of:
   - **(a)** if for a **general industry**, **hospital**, **hotel**, **licensed club**, **light industry**, **motel**, **showroom sales**, **transport terminal** or **warehouse** use or development:
     - i 1 loading bay for a single occupation of a **net floor area** of 10 000m^2 or less; and
     - ii 1 loading bay for every 5 000m^2 of **net floor area** or part thereof in excess of 10 000m^2; or
   - (b) if for an **office**, **restaurant** or **shop** use or development, 1 loading bay for every 2 000m^2 of the total **net floor area**.
3. A loading bay is to:
   - (a) be at least 7.5m by 3.5m;
   - (b) have a clearance of at least 4m; and
   - (c) have access that is adequate for its purpose.

6.7 SIGNS

1. The purpose of this clause is to ensure that **business signs** and **promotion signs** on zoned land are of a size and location that minimises detriment to the **amenity** of the area.
2. This clause does not apply in the municipalities of Alice Springs, Darwin, Palmerston Katherine or Tennant Creek.
3. For the purposes of this clause, **business signs** and **promotion signs** include but are not limited to:
   (a) signs on a wall or façia;
   (b) signs erected on poles or pylons that are not part of a building or other structure;
   (c) illuminated signs; and
   (d) signs attached to and protruding from a building.
4. The total area of **business signs** or **promotion signs** on a **site** in a zone specified in column 1 of the table to this clause is not to exceed the areas specified opposite in column 2 or if the sign is illuminated, column 3.
5. Illuminated signs are to be no closer than 30m to any residential zone.
6. Signs attached to and protruding from a building are to be at least 2.7m above the ground and are not to extend past the edge of any awning adjacent to a road.

Clause 1.3 2(d) exempts some signs from control under the Scheme.

Alice Springs, Darwin, Palmerston, Katherine and Tennant Creek municipal councils control the erection of signs.

On land within a road under the care and control of the Department of Planning and Infrastructure the approval of that Department is also required.

Clause 6.10 refers to signs in zone HT.

TABLE TO CLAUSE 6.7

COLUMN 1	COLUMN 2	COLUMN 3
Zone	**Maximum area of signs on a site**	**Maximum area of illuminated signs on a site**
SD, MD, MR, HR, HT	$1m^2$	Prohibited
CL	$1.5m^2$	Prohibited
CB, C, SC, TC	The lesser of 25% of any one façade or $20m^2$	$3m^2$
LI, GI, DV	The lesser of 25% of any one façade or $30m^2$	$5m^2$
PS, OR, CN, CP, CV	$5m^2$	Prohibited
RR, RL, RD	$1.5m^2$	Prohibited
R, H, A, FD, WM	$3m^2$	Prohibited
T	$3m^2$	$3m^2$

6.8 DEMOUNTABLE STRUCTURES

1. The purpose of this clause is to ensure that **demountable structures** do not detract from the visual **amenity** of an area.
2. Placement of a **demountable structure** on zoned land requires **consent**.
3. Subject to sub-clause 4, the consent authority may only **consent** to the placement of a **demountable structure** on land if it is satisfied that:
   (a) there will be landscaping or architectural embellishments to the **demountable structure** that will enhance the appearance of the structure; and
   (b) the **demountable structure** will be visually consistent with adjoining or nearby development.
4. If the consent authority is satisfied that, because of the proposed use and location of a **demountable structure**, it is not necessary that sub-clause 3(a) and (b) apply to the **demountable structure** the consent authority may **consent** to the placement of it on land without being satisfied as to the matters set out in those paragraphs.

6.9 LAND IN PROXIMITY TO AIRPORTS

1. The purpose of this clause is to:
   (a) minimise the detrimental effects of aircraft noise on people who reside or work in the vicinity of an airport;
   (b) prevent any new use or intensification of development on land that would prejudice the safety or efficiency of an airport; and
   (c) retain the non-urban character of the land.

The ANEF contour lines are indicated on the zoning maps for information only.

2. Despite anything to the contrary in this Scheme, in zones A, RL, R, CP, CN, RD, WM and FD, the use or development of land near an airport that is subject to the Australian Noise Exposure Forecast (ANEF) 20 unit value contour line or greater as defined on the ANEF maps produced by the Department of Defence (as in force from time to time), requires **consent**.
3. In determining an application for the use or development of land subject to the ANEF 20 unit value contour line or greater, the consent authority is to have regard to the Building Site Acceptability Table (Table 2.1) based on ANEF Zones taken from AS 2021 – 2000 as a guide to the type of use or development it may **consent** to.

See clause 2.8.

AS 2021 – 2000 is Australian Standard Acoustics – Aircraft Noise Intrusion – Building Siting and Construction

4. Lighting associated with development on land within flight approach paths is not to prejudice the safe operation of an airport.
5. Use or development of land is not to be of a nature that attracts birds or bats to an extent that prejudices the safe operation of an airport.

6.10 HERITAGE PLACES AND DEVELOPMENT

1. The purpose of this clause is to ensure that a use or development is not adverse to the significance of a **heritage place** or **heritage object** in zone HT.
2. Despite anything to the contrary in this Scheme, where land is zoned HT, **consent** is required for:
   (a) the demolition, removal or modification of a building;
   (b) the construction of a building;
   (c) the external alteration of a building by structural work, rendering, sandblasting or in any other way;
   (d) the construction or display of a sign; or
   (e) any other construction works on the **site.**
3. In determining an application for use or development the consent authority must have regard to the views of the Minister responsible for the administration of the *Heritage Conservation Act* with particular reference to:
   (a) any applicable heritage study and any applicable heritage policy;
   (b) whether the location, bulk, form or appearance of any proposed building may have an adverse impact on the character and appearance of adjacent **heritage places** or **heritage objects**;
   (c) whether demolition, removal, external alteration or any other works will adversely impact on the significance of the **heritage place** or **heritage object**; and
   (d) if the development is for subdivision whether the subdivision design adversely impacts on a **heritage place** or **heritage object**.

See also clauses 2.3 and 6.5.2.

Any work carried out directly to a **heritage place** or **heritage object** requires approval under the *Heritage Conservation Act*.

6.11 SHEDS

1. The purpose of this clause is to ensure that sheds in zones RR, RL, R, A and H are sited so they do not detract from the streetscape or the **amenity** of adjoining land.
2. A shed on a lot zoned RR, RL, R, A or H that is proposed to be located within 10m of any lot boundary requires **consent**.
3. In this clause a shed includes a roofed area, whether or not it is enclosed by walls, but does not include a verandah, balcony, carport or the like.

6.12 LANDSCAPING

1. The purpose of this clause is to ensure that landscaping on a **site** complements and enhances the streetscape, is attractive , water efficient and contributes to a safe environment.
2. Landscaping may include provision of paved areas and areas for entertainment and recreational activities.
3. Landscaping should be designed so that:
   (a) planting is focussed on the area within the street frontage setbacks and communal open space areas and uncovered **car parking areas**;
   (b) it maximises efficient use of water and is appropriate to the local climate;
   (c) it takes into account the existing streetscape, or any landscape strategy in relation to the area;
   (d) significant trees and vegetation that contribute to the character and **amenity** of the **site** and the streetscape are retained;
   (e) energy conservation of a building is assisted having regard to the need for shade and sunlight at varying times of the year;
   (f) the layout and choice of plants permits surveillance of public and communal areas; and
   (g) it facilitates on-site infiltration of stormwater run-off.
4. The quality and extent of the landscaping consented to should be maintained for the life of the development.

6.13 RESTRICTIONS ON DEVELOPMENT OF LAND ZONED FD

1. The purpose of this clause is to provide for the development and use of land in zone FD (which would typically be urban development) consistent with the intended future use or development of the land.
2. Despite anything to the contrary in this Scheme, where a development permit has been issued for subdivision of land in zone FD, the consent authority may permit development of that land only if:
   (a) the development is consistent with any Area Plan in Part 8 applicable in the circumstances;
   (b) the development is consistent with the intended ultimate zoning; and
   (c) services (in particular reticulated services including water and sewerage) are, or can be, made available to that land.

Clause 5.26 specifies the FD zone purpose and table.

Clauses 6.1 and 7.1 refer to building heights and **dwelling** densities.

Clause 11.1.1 refers to minimum lot sizes in various zones.

Clause 11.1.3 refers to subdivision within zone FD.

6.14 LAND SUBJECT TO FLOODING AND STORM SURGE

1. The purpose of this clause is to reduce risk to people, damage to property and costs to the general community caused by flooding and storm surge.
2. This clause does not apply to:
   (a) carports, garages, garden sheds, gazebos, pergolas and extensions to existing **dwellings**; and
   (b) extensions to existing commercial or industrial buildings;

   which, but for this clause, would not require **consent**.
3. In this clause:
   (a) "flood level" means the water level associated with a 1.0% AEP flood event or where that level cannot be determined, the level determined by the Controller of Water Resources within the meaning of the *Water Act*;
   (b) "AEP" means Annual Exceedence Probability, which is the likelihood, in percentage terms, of a flood of a given size occurring in a specified area in any one year;
   (c) "DFE" means Defined Flood Event, which:
      i in an area subject to a floodplain management plan that defines a flood event, is as specified in that plan; or
      ii if there is no floodplain management plan that defines a flood event for an area, is the 1% AEP flood event;
   (d) "DFA" means Defined Flood Area, which is the area that is inundated by the DFE;
   (e) "PSSA" means Primary Storm Surge Areas, which are those coastal areas within a 1% AEP of inundation by storm surge;
   (f) "SSSA" means Secondary Storm Surge Areas, which are those coastal areas adjacent to the PSSA with a 0.1% AEP of inundation by storm surge;
   (g) "storm surge" means the elevation in sea level which accompanies the movement of a cyclone particularly near, or over, a coastline, attributed to a cyclone's intensity and wind stress build-up.
4. Despite anything to the contrary in this Scheme and subject to sub-clause 2, zoned land that is within a DFA or a PSSA is to be used or developed only with **consent**.
5. In a DFA:
   (a) the storage or disposal of environmentally hazardous industrial material and the development of **fuel depots** should be avoided;
   (b) the minimum floor level of **habitable rooms** should be 300mm above the flood level for the **site**; and
   (c) the use of fill to achieve required floor levels should be avoided

Flood proofing by using piers or split level/ two **storey** construction with garages, workshops, wet areas and recreation rooms at the lower level is preferred. Partial flood proofing could be achieved through the use of construction materials and/ or methods which will either:

(a) exclude floodwater up to the DFE from a building; or

(b) resist deterioration during inundation events up to the DFE, thereby limiting flood damage costs.

6. Development in the PSSA should be limited to uses such as open space, recreation, non-essential public facilities (wastewater treatment works excepted) and short-stay tourist camping/ caravan areas.
7. Development within the SSSA should be confined to those uses permitted in the PSSA as well as industrial and commercial land uses.
8. Residential uses, strategic and community services (such as power generation, defence installations, schools, hospitals, public shelters and major transport links) should be avoided in the PSSA and the SSSA.

6.15 COASTAL LANDFILL

1. The purpose of this clause is to ensure that landfill of coastal areas does not adversely affect adjacent land or waters, or the quality of adjacent waters, and is suited to its intended purpose.
2. The placement of fill material below the level of the highest astronomical tide requires **consent**.
3. The nature and placement of the fill material must:
   (a) suit the future use of the reclaimed land;
   (b) minimise the impact of fill works on adjoining land and waters;
   (c) provide appropriate edge treatment of the fill in order to prevent future erosion and siltation of adjacent waters;
   (d) prevent the formation of acid sulphate leachates; and
   (e) be consistent with the provisions of *"Environmental Guidelines for Reclamation in Coastal Areas"* (as amended from time to time) produced by the Department of Natural Resources Environment and the Arts.

See clause 2.8.

6.16 EXCAVATION AND FILL

1. The purpose of this clause is to ensure that the excavation or filling of land does not adversely affect adjacent land or waters, or the quality of adjacent waterways, and associated riparian areas and is suited to the intended future use of the **site**.
2. The excavation or filling of land, other than that normally required in association with the construction of a building, swimming pool, ornamental pond or the like, requires **consent**.

3. An application for **consent** to excavate or fill land should:
   (a) demonstrate the suitability of the **site** for the proposed future use;
   (b) include a hydrological assessment of potential upstream and downstream impacts of the excavation or filling;
   (c) specify a plan of management to control erosion and sedimentation, particularly of creeks and riparian areas; and
4. specify measures to prevent the creation of mosquito breeding areas.

6.17 DREDGING WITHIN DARWIN HARBOUR

1. The purpose of this clause is to ensure dredging within Darwin Harbour does not degrade the environmental value of the harbour waters.
2. Dredging of the seabed within Darwin Harbour (being the waters south of a straight line between Charles Point and Gunn Point) for a purpose other than dredging in association with navigation requires **consent**.

7.0 RESIDENTIAL DEVELOPMENT PERFORMANCE CRITERIA

7.1 RESIDENTIAL DENSITY AND HEIGHT LIMITATIONS

1. The purpose of this clause is to ensure that residential development is:
   (a) of a density compatible with the existing and planned provision of reticulated services and community facilities which will service the area;
   (b) consistent with land capability; and
   (c) of a height compatible with adjoining or nearby existing development or development reasonably anticipated.
2. The height of any point of a **residential building** is to be measured from ground level vertically below that point and includes the height of a mound specifically provided or made to elevate the building.
3. The maximum number of **dwellings** and, subject to clause 6.2, the height of **residential buildings** that may be constructed on a **site** are to be determined in accordance with tables A, B, C or D (as the case requires) to this clause.
4. A **residential building** in zone MR that:
   (a) abuts land in zone SD; or
   (b) has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in zone SD;
   (c) is not to exceed a height of 3 **storeys** above ground level; or
   (d) subject to clause 6.2, in any other circumstance 4 **storeys** above ground level.

   The consent authority must not **consent** to a development that is not in accordance with this sub-clause.
5. **Single dwellings** in zones SD, MD, CL, CV, RR, RL, FD and T are not to contain any space capable of being occupied in that part of the building that exceeds a height of 7m without **consent**.

Clause 6.1 limits the height of buildings generally.

Clause 6.2 limits the height of buildings in Alice Springs.

TABLE A TO CLAUSE 7.1 – DWELLING DENSITY IN CERTAIN ZONES

Zone	Dwelling Density	Maximum Number of Storeys Above Ground Level for Residential Buildings
SD and for a **single dwelling** in zones CL, CV and T	1 **single dwelling** per lot and may include a **dependant unit**.	2 – to a maximum height of 8.5m
MD and for **multiple dwellings** in zones CL, T	1 or 2 **storeys** 1 per 300m^2	2 – to a maximum height of 8.5m
RR	1 per 0.4ha or 1ha in Litchfield Shire	2 – to a maximum height of 8.5m
RL	1 per 2ha	2 – to a maximum height of 8.5m
R	1 per 8ha or 40ha in the Alice Springs and Tennant Creek municipalities.	2 – to a maximum height of 8.5m
C	1 **storey** 1 per 400m^2 2 **storeys** 1 per 200m^2 3 **storeys** 1 per 133m^2	3

Clause 11.1.2 allows for provision of higher densities of **single dwellings** as part of integrated residential developments in zone SD.

Clause 11.4.5 refers to lot sizes in zone RR.

TABLE B TO CLAUSE 7.1 – DWELLING DENSITY IN ZONE MR OTHER THAN IN ALICE SPRINGS

Number of Storeys	1 or 2 Bedrooms	3 Bedrooms	4 Bedrooms
1	155m^2	180m^2	215 m^2
2	125m^2	170m^2	210m^2
3	95m^2	130m^2	180m^2
4 (maximum)	85m^2	130m^2	140m^2

Clause 7.1(a) limits building heights in certain circumstances.

TABLE C TO CLAUSE 7.1 – DWELLING DENSITY IN ZONE MR IN ALICE SPRINGS	
Number of Storeys	**Dwelling Density**
1	400m^2
2	200m^2
3 (maximum)	133m^2

Clause 6.2 limits building heights in Alice Springs.

TABLE D TO CLAUSE 7.1 – DWELLING DENSITY IN ZONE HR			
Number of Storeys	**1 or 2 Bedrooms**	**3 Bedrooms**	**4 Bedrooms**
1	125m^2	170m^2	210m^2
2	95m^2	130m^2	160m^2
3	85m^2	130m^2	160m^2
4	80m^2	110m^2	130m^2
5	75m^2	105m^2	130m^2
6	75m^2	100m^2	125m^2
7	70m^2	100m^2	120m^2
8+	70m^2	95m^2	120m^2
The consent authority may **consent** to a development application for a building that exceeds 8 **storeys** in height in zone HR only if it is satisfied that special circumstances justify the giving of **consent**.			

7.2 SECOND DWELLINGS IN ZONES H AND A

1. The purpose of this clause is to permit two **dwellings** on large lots used for agricultural and horticultural purposes.
2. **Multiple dwellings** may be developed on a lot in zones H and A provided there will be no more than two **dwellings** on the lot.

7.3 BUILDING SETBACKS OF RESIDENTIAL BUILDINGS AND PERGOLAS, CARPORTS AND THE LIKE

1. The purpose of this clause is to ensure **residential buildings**, pergolas, carports and the like are located so they are compatible with **building setbacks** of adjacent buildings and with the streetscape and surrounding development.
2. Subject to clauses 7.4 and 11.1.2 **residential buildings,** pergolas, carports and the like are to be set back from lot boundaries in accordance with table A or B (as the case requires) to this clause.
3. In the tables to this clause:
   (a) "primary street" means the street with the wider carriageway or that which carries the greater volume of traffic; and
   (b) "secondary street" means a street that is not a primary street.

Clause 7.4 relates to setbacks and fencing for **multiple dwellings** and **supporting accommodation** in zone MR.

Clause 11.1.2 relates to **common building boundaries** in integrated residential developments.

TABLE A TO CLAUSE 7.3 MINIMUM BUILDING SETBACKS FOR RESIDENTIAL BUILDINGS

Property Boundary	Other than **Multiple Dwellings** in Zones other than CB, C, RR, RL, R, A and H	**Multiple Dwellings** in Zones other than CB, C, RR, RL, R, A and H	**Residential Buildings** in Zones RR, RL, R, A and H
Street frontages:			
Primary street	7.5m OR in the municipality of Alice Springs – 6.0m for 1 **storey** OR 7.5m for 2 and 3 **storeys**	7.5m OR in the municipality of Alice Springs – 6.0m for 1 **storey** OR 7.5m for 2 and 3 **storeys**	10.0m
Secondary street	2.5m	2.5m	10.0m
Side and rear with windows or doors to **habitable rooms** or verandahs and/ or balconies	1.5m	3.0m	10.0m
Side and rear without windows or doors to **habitable rooms** or verandahs and/ or balconies	1.5m	1.5m OR in the municipality of Alice Springs – 2.5m	10.0m

1. Plus (other than for a **single dwelling**):

   (a) for each additional 3m or part thereof in building length over 18m, an additional **building setback** to the affected boundary of 0.5m;

   and plus

   (b) for each additional **storey** over three **storeys** above ground level, an additional **building setback** to that **storey** of 1.5m from all boundaries.

The Building Act controls setbacks of **residential buildings** in zones CB and C.

2. No part of a **residential building** is required to exceed a **building setback** of 10.5m from any boundary.
3. Where more than one building is located on a **site** the setback between buildings is to be a minimum of:
   (a) 3m for walls without windows to **habitable rooms** or a verandah or balcony;
   (b) 6m for walls with windows to **habitable rooms** or a verandah or balcony; or
   (c) 4.5m where one building contains windows to **habitable rooms** or a verandah or balcony and the other does not.
4. The increased **building setback** for a **storey** over three **storeys** is measured from a straight line that is half the average distance between the buildings.
5. The **building setback** to an open verandah or balcony is measured to the outer projection of the verandah or balcony.

TABLE B TO CLAUSE 7.3
MINIMUM BUILDING SETBACKS FOR PERGOLAS, CARPORTS AND THE LIKE

	Zones RR, RL, R, A And H	All Other Zones Except Zones CB And C
Street Frontages		
Primary street	5.0m	4.5m
Secondary street	5.0m	1.5m
Side and rear	5.0m	1.5m
The location of carports, pergolas and the like should be integrated with the design features of the associated **dwelling** and not diminish the attractiveness of the streetscape.		

7.4 BUILDING SETBACKS AND FENCING OF MULTIPLE DWELLINGS AND SUPPORTING ACCOMMODATION IN ZONE MR

1. The purpose of this clause is to minimise the visual and acoustic impact of **multiple dwellings** and **supporting accommodation** on land in zone MR where that land is adjacent to land in zone SD.
2. This clause applies to land in zone MR that:
   (a) abuts land in zone SD; or
   (b) has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in zone SD.
3. Multiple dwellings and supporting accommodation are to provide:
   (a) a solid screen fence of a minimum height of 1.8m at the boundary with land in zone SD; and
   (b) a **building setback** of not less than 3m to the boundary that abuts land in zone SD and to each frontage of a street reserve not exceeding 18m in width on the opposite side of which is land in zone SD.
4. The **building setback** described in sub-clause 3 is to be landscaped to provide a visual screen to the adjacent land zoned SD for a minimum depth of 3m.

A consent authority must not **consent** to development that is not in accordance with sub-clause 3(b).

Clause 6.12 refers to landscaping.

7.5 PRIVATE OPEN SPACE

1. The purpose of this clause is to ensure that each **dwelling** has private open space that is:
   (a) appropriately sited; and
   (b) of an adequate size to provide for domestic purposes .
2. Private open space areas should:
   (a) satisfy the minimum area and dimensions contained in the table to this clause; and
   (b) be directly accessible from the **dwelling** and enable an extension of the function of the **dwelling**.
3. Where the private open space is at ground level and other than for a **single dwelling** it should be:
   (a) screen fenced to a height of at least 1.8m providing a visual barrier to adjoining residences and public areas; or
   (b) fenced to a height of at least 1.8m and planted with dense vegetation which will provide a visual barrier within two years of planting.

Clause 7.6 refers to communal open space.

4. The location of the private open space should take into account views from the **site**, the natural features of the **site** and the location of any private open space or **habitable room** associated with neighbouring **dwellings**.
5. If a **dwelling** within a **multiple dwelling** development has no direct access at ground level to private open space, the **multiple dwelling** development should incorporate communal open space.

TABLE TO CLAUSE 7.5 MINIMUM AREAS OF PRIVATE OPEN SPACE

Type of Dwelling	Private Open Space Area
single dwellings on a lot of less than $600m^2$	$50m^2$ (exclusive of driveways and parking areas) but inclusive of an area with minimum dimensions of 6m x 6m.
multiple dwellings (for each **dwelling** with direct ground level access).	$45m^2$ (exclusive of driveways and **car parking areas**) but inclusive of an area with minimum dimensions of 5m x 5m.
multiple dwellings (for each **dwelling** without direct ground level access).	$12m^2$ inclusive of an area with minimum dimensions of 2.8m x 4m.

7.6 COMMUNAL OPEN SPACE

1. The purpose of this clause is to ensure that suitable areas for communal open space are provided for **hostels**, **multiple dwellings** and **supporting accommodation**.
2. A minimum of 15% of the **site**, being not less than 6m wide at any point, is to be communal open space.
3. The design of the communal open space should consider:
   (a) the overall **dwelling** density proposed for the **site**;
   (b) the proximity and quality of alternative private or public open space;
   (c) the need to clearly distinguished communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwellings**;
   (d) the type of activities provided for ;
   (e) the projected needs of children for outdoor play;
   (f) the provision of landscaping and shade;
   (g) safety issues including lighting and informal surveillance;
   (h) on-site traffic circulation; and
   (i) future maintenance and management requirements.

7.7 LANDSCAPING FOR MULTIPLE DWELLINGS, HOSTELS AND SUPPORTING ACCOMMODATION

1. The purpose of this clause is to ensure that landscaping for **hostels**, **multiple dwellings**, and **supporting accommodation** complements and enhances the streetscape, is attractive and pleasant and contributes to a safe environment.
2. Other than in zones CB, C and TC, not less than 30% (which may include communal open space) of a **site** that is used for **hostels**, **multiple dwellings** and **supporting accommodation** is to be landscaped.

Clause 6.12 refers to landscaping.

Clause 7.6 refers to communal open space.

7.8 BUILDING DESIGN FOR MULTIPLE DWELLINGS, HOSTELS AND SUPPORTING ACCOMMODATION

1. The purpose of this clause is to promote site-responsive designs for **hostels**, **multiple dwellings** and **supporting accommodation** which are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.
2. Building design should:
   (a) locate development on the **site** for correct solar orientation;
   (b) minimise expanses of walls by varying building heights, **building setbacks** and façades;
   (c) locate air conditioners where they are accessible for servicing;
   (d) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
   (e) avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;
   (f) locate bedrooms and private open spaces away from noise sources;
   (g) control its own noise sources and minimise the transmission of noise between **dwellings**;
   (h) where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;
   (i) balance the achievement of visual and acoustic privacy with passive climate control features;
   (j) allow breeze penetration and circulation;
   (k) minimise use of reflective surfaces; and
   (l) provide internal drainage of balconies and coving on the edge of balconies.

7.9 RESIDENTIAL DEVELOPMENT IN ZONES C AND TC

1. The purpose of this clause is to ensure residential development on a **site** in zones C and TC does not prejudice the use or development of the **site** for commercial or retail activity in accordance with the purpose of the zone.
2. A **site** in zones C or TC is only to be used or developed for a **residential building** where the development includes, on the ground floor, occupancies for commercial activity of a **floor area** that is consistent with the service function of the **site**.
3. The consent authority must not **consent** to development that is not in accordance with this clause.

7.10 ASSOCIATED RESIDENTIAL USES

7.10.1 Bed and Breakfast Accommodation

1. The purpose of this clause is to ensure that **bed and breakfast accommodation** does not detract from the **amenity** of the locality in which the use is established.
2. A **dwelling** may be used for **bed and breakfast accommodation** where:
   (a) the **dwelling** is suitable for the use;
   (b) not more than five guests are accommodated at a time in the **dwelling**; and
   (c) no sign is displayed, other than a **business sign** that is not more than $0.5m^2$ in area.
3. The consent authority may approve an application for **bed and breakfast accommodation** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **bed and breakfast accommodation** is appropriate to the **site** having regard to the potential impact of the **bed and breakfast accommodation** on the residential **amenity** of adjoining and nearby property.

7.10.2 Caravans

1. The purpose of this clause is to restrict the use of **caravans** on land other than land zoned CV, TC, A, WM, FD or T.
2. Other than in zones CV, TC, A, WM, FD or T, land may be used to provide accommodation in a **caravan** where the **caravan** is the only **caravan** used as a residence on the **site** and is used:
   (a) as a temporary residence by the owner of the **site**;
   (b) by a dependent of a person occupying a **single dwelling** on the **site**;
   (c) temporarily by a bona fide visitor; or
   (d) by a bona fide caretaker of the land.
3. In this clause, "**caravan**" includes a tent.
4. The consent authority may approve an application for a **caravan** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **caravan** is appropriate to the **site** having regard to the potential impact of the **caravan** on the residential **amenity** of adjoining and nearby property.

7.10.3 Caretaker's Residence

1. The purpose of this clause is to ensure that:
   (a) a **caretaker's residence** is not the primary use of the land; and
   (b) the caretaker's residential use does not prejudice the use of the **site** or adjoining land in accordance with its zoning.
2. A building or part of a building may be used, constructed or modified for use as a **caretaker's residence** where:
   (a) the **floor area** of the **caretaker's residence** does not or will not exceed $50m^2$; and
   (b) there is or will be only one **caretaker's residence** on the **site**.
3. The consent authority may approve an application for a **caretaker's residence** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **caretaker's residence** is appropriate to the **site** having regard to the potential impact of the **caretaker's residence** on adjoining and nearby property.

7.10.4 Dependant Units

1. The purpose of this clause is to ensure that a **dependent unit** is ancillary to the **single dwelling** on a **site**.
2. A building or part of a building may be used, constructed or modified for use as a **dependent unit** where:
   (a) the **floor area** of the **dependent unit** does not or will not exceed $50m^2$; and
   (b) there is or will be only one **dependent unit** on the **site**.
3. The consent authority may approve an application for a **dependent unit** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **dependent unit** is appropriate to the **site** having regard to the potential impact of the **dependent unit** on the residential **amenity** of adjoining and nearby property.

7.10.5 Group Homes

1. The purpose of this clause is to ensure **group homes** are appropriately located and the number of occupants is unlikely to cause detriment to the residential **amenity** of the locality.
2. A **group home** may be established where:
   (a) the **dwelling** is suitable for the use;
   (b) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
   (c) there are no more than 10 persons resident in the **group home**.
3. The consent authority may approve an application for a **group home** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **group home** is appropriate to the **site** having regard to the potential impact of the **group home** on the residential **amenity** of adjoining and nearby property.

7.10.6 Home Based Child Care Centres

1. The purpose of this clause is to ensure that a **home based child care centre** does not detract from the residential **amenity** of the locality.
2. A **home based child care centre** may be established where:
   (a) the **dwelling** is suitable for the use;
   (b) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
   (c) no sign is displayed, other than a **business sign** that is not more than $0.5m^2$ in area.
3. The consent authority may approve an application for a **home based child care centre** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home based child care centre** is appropriate to the **site** having regard to the potential impact of the **home based child care centre** on the residential **amenity** of adjoining and nearby property.

7.10.7 Home Occupation

1. The purpose of this clause is to ensure that **home occupations** are established and operated in a manner that does not detract from the residential **amenity** of the locality.
2. A **dwelling** may be used for the purpose of a **home occupation** where:
   (a) the occupation or profession is carried out only by persons residing in the **dwelling**;
   (b) the total of the **floor area** of the **dwelling** plus the other areas of the **site** that are used for the **home occupation** (including areas used temporarily) does not exceed $30m^2$;
   (c) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
   (d) no sign is displayed, other than a **business sign** that is not more than $0.5m^2$ in area;
   (e) no goods or equipment are visible from outside the **site**; and
   (f) not more than one vehicle kept on the **site** is used for the purpose of the **home occupation**.
3. The consent authority may approve an application for a **home occupation** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home occupation** is appropriate to the **site** having regard to the potential impact of the **home occupation** on the residential **amenity** of adjoining and nearby property.

7.10.8 Home Based Contracting

1. The purpose of this clause is to ensure that **home based contracting** is established and operated in a manner that does not detract from the **amenity** of the locality.
2. A **site** of a **dwelling** may be used for the purpose of **home based contracting**:
   (a) in zones RL, R, H, A or FD where:
      i. the total area of the **site** that is used for the **home based contracting** (including areas used temporarily) does not exceed 200m^2;
      ii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
      iii. no sign is displayed, other than a **business sign** that is not more than 0.5m^2 in area;
      iv. no goods or equipment are visible from outside the **site**; and
      v. not more than three vehicles kept on the **site** are used for the purpose of the **home based contracting**; or
   (b) in any other zone:
      i. the total area of the **site** that is used for the **home based contracting** (including areas used temporarily) does not exceed 30m^2;
      ii. no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality;
      iii. no sign is displayed, other than a **business sign** that is not more than 0.5m^2 in area;
      iv. no goods or equipment are visible from outside the **site**; and
      v. not more than one vehicle kept on the **site** is used for the purpose of the **home based contracting**.
3. The consent authority may approve an application for a **home based contracting** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **home based contracting** is appropriate to the **site** having regard to the potential impact of the **home based contracting** on the residential **amenity** of adjoining and nearby property.

7.10.9 Medical Consulting Rooms

1. The purpose of this clause is to ensure that **medical consulting rooms** are established and operated in a manner that does not detract from the **amenity** of the locality.
2. **Medical consulting rooms** may be established and operated where:
   (a) the service is carried out only by persons residing in the **dwelling** and not more than one person who does not reside in the **dwelling**;
   (b) the total area used for the **medical consulting rooms** (including areas used temporarily) does not exceed $30m^2$;
   (c) no greater demand or load is imposed on the services provided by a public utility organisation than that which is ordinarily required in the locality; and
   (d) no sign is displayed, other than a **business sign** that is not more than $0.5m^2$ in area.
3. The consent authority may approve an application for a **medical consulting rooms** that is not in accordance with sub-clause 2 only if it is satisfied the proposed **medical consulting rooms** is appropriate to the **site** having regard to the potential impact of the **medical consulting rooms** on the residential **amenity** of adjoining and nearby property.

8.0 COMMERCIAL USE AND DEVELOPMENT PERFORMANCE CRITERIA

8.1 COMMERCIAL USES

8.1.1 Shops in Zones CV, CL, LI, GI, DV, OR and CN

1. The purpose of this clause is to facilitate retailing of a nature and intensity servicing only the needs of the zones in which the **shop** is located.
2. In zones CV, CL, LI, GI, DV, OR and CN the **net floor area** of a **shop** is not to exceed 200m^2.

8.1.2 Offices, Restaurants and Shops in Zones CB and C

1. The purpose of this clause is to permit the change between the nominated uses of premises within zone CB or zone C without **consent**.
2. Where land is zoned CB and there is in place a developer contributions plan for car parking under the *Planning Act* , premises that are lawfully used for an **office**, **restaurant** or **shop** may be used without **consent** for any one of those uses if the **net floor area** and any other area occupied by the use does not increase.
3. Where land is zoned C and there is in place a developer contributions plan for car parking under the *Planning Act*, premises that are lawfully used for a **restaurant** or **shop** may be used without **consent** for a **restaurant** or **shop** if the **net floor area** and any other area occupied by the use does not increase.

8.1.3 Uses Requiring Consent in Zone CV

1. The purpose of this clause is to ensure the specified uses remain subsidiary to the primary use of the land as a **caravan park**.
2. Uses requiring **consent** in this zone may be established only in association with the primary use as a **caravan park**.
3. The consent authority must not **consent** to an application that is not in accordance with this clause.

8.1.4 Service Stations

1. The purpose of this clause is to ensure that **service stations** do not, because of appearance or the emission of fumes or noise, unreasonably affect the use and enjoyment of adjacent land.
2. A **site** may be developed for a **service station** only where:
   (a) fuel bowsers and any **motor repair station** associated with the **service station**, are located at least 20m from any residential or commercial development and visually screened from that development;
   (b) fuel bowsers are not closer than 3m to the edge of a road reserve;
   (c) the design of the **site** is such that:
      i. vehicular access and egress does not create a traffic hazard on adjacent roads;

Note Australian Standards: AS 1940 The Storage and Handling of Flammable and Combustible Liquids; AS/NZS 1596 The Storage and Handling of LP Gas; AS 4332 The Storage and Handling of Gases in Cylinders; and HB 76 Dangerous Goods-Initial Emergency Response Guide (Handbook); may apply to **service station** developments.

ii. vehicular crossings of the footpath are not more than 9m wide, nor closer than 6m to another vehicular crossing and not closer than 15m to a road intersection; and

iii. inlets to bulk fuel storage tanks are situated so that tankers discharging fuel stand wholly within the **site**.

(d) if the **site** is within a 1% AEP flood event or storm surge, the **service station** is designed to withstand the flood event or storm surge without risk of pollution.

8.1.5 Child Care Centres

1. The purpose of this clause is to ensure that **child care centres** are appropriately and conveniently located, appropriately designed and do not detract from the **amenity** of the area.
2. A child care centre should:
   (a) be capable of accommodating:
      i. $14m^2$ of outdoor play space for each child and $3.25m^2$ of indoor play space for each child;
      ii. associated vehicle access, parking and manoeuvring; and
      iii. landscaping and any necessary screening;
   (b) be located:
      i. adjacent to or within other community facilities such as shopping centres, schools and health services;
      ii. at or near the entrance to a residential suburb; or
      iii. in or near employment areas; and
   (c) have vehicular access from a road other than from an arterial road.
3. If a **child care centre** is located adjacent to residential land:
   (a) the abutting boundary is to be screened to protect privacy; and
   (b) the design of the centre is to take account of the noise impact on an adjacent **dwelling** by either locating outdoor play space away from the common boundary or by including appropriate screening.

The *Community Welfare Act* requires a licence to operate a **child care centre**. The *Community Welfare (Child Care) Regulations* states that a condition of every licence is that a **child care centre** is conducted in accordance with the *Public Health Act* and the *Planning Act*.

8.2 COMMERCIAL AND OTHER DEVELOPMENT IN ZONES HR, CV, CB, C, SC, TC, OR, CP, FD AND T

1. The purpose of this clause is to promote site-responsive designs of commercial, civic, community, recreational, tourist and mixed use developments which are attractive and pleasant and contribute to a safe environment.
2. The design of buildings in zones HR, CV, CB, C, SC, TC, OR, CP, FD and T should:
   (a) preserve vistas along streets to buildings and places of architectural, landscape or cultural significance;
   (b) be sympathetic to the character of buildings in the immediate vicinity;
   (c) minimise expanses of blank walls;
   (d) add variety and interest at street level and allow passive surveillance of public spaces;
   (e) maximise energy efficiency through passive climate control measures;
   (f) control on-site noise sources and minimise noise intrusion;
   (g) conceal service ducts, pipes, air conditioners, air conditioning plants etc;
   (h) minimise use of reflective surfaces;
   (i) provide safe and convenient movement of vehicles and pedestrians to and from the **site**;
   (j) provide convenient pedestrian links (incorporating access for the disabled) to other buildings and public spaces;
   (k) provide protection for pedestrians from sun and rain;
   (l) provide for loading and unloading of delivery vehicles and for refuse collection;
   (m) provide landscaping to reduce the visual impact and provide shade and screening of open expanses of pavement and car parking;
   (n) provide facilities, including public toilets, child minding facilities, parenting rooms and the like where the size of the development warrants such facilities; and
   (o) provide bicycle access, storage facilities and shower facilities.
3. A development application must in addition to the matters described in sub-clause 2, demonstrate consideration of and the consent authority is to have regard to the *Community Safety Design Guide* (as amended from time to time) produced by the Department of Planning and Infrastructure.

See clause 2.8.

8.3 SETBACKS FOR COMMERCIAL USES ADJACENT TO LAND IN ZONES SD, MD, MR OR HR

1. The purpose of this clause is to protect the visual and acoustic **amenity** of **residential buildings** where they are adjacent to non-residential uses.
2. A use or development or proposed use or development that is not a **residential building** and that is on land that is in a zone other than zones SD, MD, MR or HR and that land either:
   (a) abuts land in any of those zones; or
   (b) has frontage to a street with a reservation width not exceeding 18m on the opposite side of which is land in any of those zones;
   (c) that use or development or proposed use or development must provide a setback to the boundary that abuts any of those zones of not less than 5m.
3. The setback described in sub-clause 2 is to be landscaped to provide a visual screen to the adjacent land zoned SD, MD, MR or HR for a minimum depth of 3m.
4. the development should provide a solid screen fence of a minimum height of 1.8m at the boundary with land in zones SD, MD, MR or HR.
5. The consent authority must not **consent** to a development that is not in accordance with sub-clause 3.

The setbacks of **residential buildings** are described in clauses 7.3 and 7.4.

9.0 INDUSTRIAL USE AND DEVELOPMENT PERFORMANCE CRITERIA

9.1 INDUSTRIAL USE

9.1.1 Industrial Setbacks

1. The purpose of this clause is to ensure that buildings are sited to provide an adequate level of visual **amenity** in industrial zones.
2. Buildings in zones LI, GI and DV are to be sited in accordance with the table to this clause.
3. All street frontages, except access driveways or footpaths, are to be landscaped to a minimum depth of 3m.
4. The quality and extent of landscaping is to be maintained for the life of the development.

Clause 6.12 refers to landscaping.

TABLE TO CLAUSE 9.1.1

Location/ Boundary	Minimum Building Setback
Municipality of Alice Springs: Buildings with frontage to Stuart Highway, Smith Street or Larapinta Drive	9m
Municipality of Darwin: Buildings with frontage to Stuart Highway, Bagot Road or Dick Ward Drive	9m
Buildings having frontage to all other streets	3m
Minimum setback to at least one side boundary and to the rear boundary	5m

9.1.2 Industrial Development on Middle Arm Peninsula

1. The purpose of this clause is to limit the nature of industrial development on Middle Arm Peninsula.
2. Despite anything to the contrary in this Scheme and subject to sub-clause 3, land on Middle Arm Peninsula may not be used or developed for:
   (a) the processing of natural gas into liquefied natural gas or other liquid for export by sea;
   (b) the production of methanol and ammonia and similar natural gas products;
   (c) refineries using natural gas as the raw material;
   (d) power generation required for metal smelting and production; or
   (e) metal smelting or production.
3. Despite sub-clause 2, Sections 1860 and 1870 to 1873 (inclusive), Hundred of Ayers, may be used or developed for the processing of natural gas for transmission by pipeline.
4. The consent authority must not **consent** to development that is not in accordance with this clause.

10.0 NON URBAN USE AND DEVELOPMENT PERFORMANCE CRITERIA

10.1 ANIMAL RELATED USE AND DEVELOPMENT

1. The purpose of this clause is to minimise the adverse effect of animal related activities on the environment and to ensure that those activities do not detract from the **amenity** of the locality.
2. Subject to sub-clause 3, premises for the keeping of animals for the purposes of **agriculture**, **animal boarding**, **domestic livestock**, **intensive animal husbandry** or **stables** are to be designed and operated so as not to cause any of the following:
   (a) create risk of pollution of ground and surface waters;
   (b) contribute to the erosion of the **site** or other land;
   (c) cause detriment to the **amenity** of the locality by reason of excessive noise, offensive odours, excessive dust or the attraction of flies, vermin or otherwise; or
   (d) constitute a risk of the spread of infectious disease or other health risk.
3. Where the premises are for **domestic livestock** there is to be a minimum **site** area, unencumbered by any other use, of at least 1ha per animal.
4. Where climatic conditions permit, the **site** area described in sub-clause 3 is to be maintained with a ground cover of grass or other pasture species.

10.2 CLEARING OF NATIVE VEGETATION IN ZONES H, A, RR, RL, R, CP, CN, RD AND WM AND ON UNZONED LAND

1. The purpose of this clause is to ensure that the **clearing of native vegetation** does not unreasonably contribute to environmental degradation of the locality.
2. This clause does not apply if the **clearing of native vegetation** is required or controlled under any Act in force in the Territory, or is for the purpose of:
   (a) a firebreak up to 5m wide along the boundary of a lot having an area of 8ha or less, unless otherwise specified by a Regional Fire Control Committee; or
   (b) a firebreak up to 10m wide along the boundary of a lot having an area greater than 8ha, unless otherwise specified by a Regional Fire Control Committee; or
   (c) an internal fence line up to 10m wide on a lot having an area greater than 8ha.
3. The **clearing of native vegetation** is to:
   (a) avoid impacts on environmentally significant or sensitive vegetation;
   (b) be based on land capability and suitability for the intended use;
   (c) avoid impacts on drainage areas, wetlands and waterways;
   (d) avoid habitat fragmentation and impacts on native wildlife corridors; and
   (e) avoid impacts on highly erodible soils.
4. All **clearing of native vegetation** in zone CN requires **consent**.
5. Subject to sub-clause 6, the **clearing of native vegetation** of more than one hectare in aggregate of land (including any area already cleared of **native vegetation**) on unzoned land or in zones H, A, RR, RL, R, CP, CN, RD or WM requires **consent**.
6. Despite sub-clause 5 the **clearing of native vegetation** on a lot identified on the zoning map as "Restricted Rural Residential" must not exceed that reasonably necessary for the construction of a **dwelling** and uses ancillary to that **dwelling**.

   The consent authority must not **consent** to development that is not in accordance with this sub-clause.

For example, the *Territory Parks and Wildlife Conservation Act*, the *Mining Act*, the *Pastoral Land Act*, and the *Environmental Protection and Biodiversity Conservation Act.*

Clause 10.3 details performance criteria for **clearing of native vegetation**.

10.3 CLEARING OF NATIVE VEGETATION – PERFORMANCE CRITERIA

1. The purpose of this clause is to specify the matters to be taken into account in assessing an application for the **clearing of native vegetation**.
2. An application for the **clearing of native vegetation** is to demonstrate consideration of the following:
   (a) the *Land Clearing Guidelines* (as amended from time to time) by the Department of Natural Resources, Environment and the Arts; See clause 2.8.
   (b) the presence of threatened wildlife as declared under the *Territory Parks and Wildlife Conservation Act*;
   (c) the presence of sensitive or significant vegetation communities such as rainforest, vine thicket, closed forest or riparian vegetation;
   (d) the presence of essential habitats, within the meaning of the *Territory Parks and Wildlife Conservation Act*;
   (e) the impact of the clearing on regional biodiversity;
   (f) whether the clearing is necessary for the intended use;
   (g) whether there is sufficient water for the intended use;
   (h) whether the soils are suitable for the intended use;
   (i) whether the slope is suitable for the intended use;
   (j) the presence of permanent and seasonal water features such as billabongs and swamps;
   (k) the retention of **native vegetation** adjacent to waterways, wetlands and rainforests;
   (l) the retention of **native vegetation** buffers along boundaries;
   (m) the retention of **native vegetation** corridors between remnant **native vegetation**;
   (n) the presence of declared heritage places or archaeological sites within the meaning of the *Heritage Conservation Act*; and
   (o) the presence of any sacred sites within the meaning of the *NT Aboriginal Sacred Sites Act*.

10.4 DEVELOPMENT OF LAND IN ZONE WM

1. The purpose of this clause is to ensure that any use or development of land within zone WM does not contaminate the public water supply and is consistent with the requirements of the relevant service authority and the Agency responsible for the relevant water source and the public water supply.
2. **Consent** is not to be granted to an application for subdivision or development of land in zone WM unless the relevant service authority and the Agency responsible for the relevant water source and the public water supply has provided the consent authority with a report on whether the proposed subdivision or development will be in accordance with sub-clause 3.
3. Development within zone WM should:
   (a) be of a nature or intensity which does not risk contamination of the surface or ground water supply;
   (b) take account of drainage of the land during both the construction and operational stages;
   (c) provide appropriate facilities for effluent disposal; and
   (d) provide appropriate facilities for on-site waste collection and disposal.

10.5 TRANSPORT TERMINALS IN ZONES R AND H

1. The purpose of this clause is to ensure that a **transport terminal** does not, because of appearance, operation and associated vehicle movements, cause detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.
2. A **site** within zone R or H may be used for a **transport terminal** where:
   (a) the **transport terminal** and any activity associated with it is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road;
   (b) the boundary setbacks are landscaped to provide an effective visual and acoustic screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and on any public road; and
   (c) the transport vehicles associated with the use will not substantially:
      i. impact on the **amenity** of other uses in the locality; or
      ii. damage the road network.

10.6 RURAL INDUSTRIES IN ZONES RL, R AND H

1. The purpose of this clause is to ensure that a **rural industry** does not, by reason of appearance, operation and associated vehicle movements, cause detriment to the **amenity** of a locality or create a potential hazard to traffic on abutting roads.
2. A **site** within zones RL, R or H may be used for the purpose of a **rural industry** where:
   (a) the **rural industry** and any activity associated with it is located at least 50m from the side and rear boundaries of the **site** and 100m from any public road;
   (b) the boundary setbacks are landscaped to provide an effective visual and acoustic screen to minimise the potential impacts on the existing and future **amenity** of adjacent areas and on any public road; and
   (c) vehicles associated with the use will not substantially:
      i. impact on the **amenity** of other uses in the locality; or
      ii. damage the road network.

PART 5

11.0 SUBDIVISION

11.1 SUBDIVISION GENERAL

11.1.1 Minimum Lot Sizes and Requirements

1. The purpose of this clause is to ensure that unzoned land and lots in zones SD, MD, MR, HR, RR, RL, R, LI, GI, DV, FD, RD, H, WM and T will be of a size capable of accommodating potential future uses.
2. Land to which this clause applies should be subdivided in accordance with the minimum lot size and requirements specified in the table to this clause
3. The consent authority must not **consent** to a subdivision:
   (a) in zones SD, MD, MR, RR or RL in Alice Springs and adjacent zoned areas; or
   (b) in zone SD otherwise than described in (a);

   that reduces a lot size by an area greater than 5% of the minimum specified in the table to this clause.

Table to Clause 11.1.1

Zone	Minimum Lot Size and Requirements
SD, MD, MR, HR and lots for **residential buildings** in zone T	800m^2
RR	0.4ha - all unconstrained land OR 1ha in Litchfield Shire - all unconstrained land
RL	2ha with a minimum of 1ha of unconstrained land
R	8ha with a minimum of 1ha of unconstrained land OR 40ha in the Alice Springs and Tennant Creek municipalities, with a minimum of 1ha of unconstrained land
H	25ha all unconstrained land
LI, GI, DV	1225m^2
FD, RD, WM	50ha
Unzoned land	Lot size is to be determined on the basis of land capability and the availability of water adequate for the intended use; however, the minimum lot size should be no less than 8ha.

Clause 11.1.2 allows for provision of small lots on land within zones SD and MD as part of an integrated residential development.

Clause 11.2 refers to residential subdivision requirements.

Clauses 11.4.1 to 11.4.6 refer to subdivision of rural land.

Clause 11.3 refers to industrial subdivision requirements.

Clause 11.1.3 allows the subdivision of land zoned FD.

11.1.2 Integrated Residential Development

1. The purpose of this clause is to provide for integrated residential developments in zone SD, MD or FD to accommodate **dwellings** on lots of less than 800m^2.
2. An integrated residential development is a new estate in which the **dwellings** and the estate are integrated in terms of design.
3. An integrated residential development is to have at least 50 contiguous lots.
4. Not more than 50% of the lots in an integrated residential development are to be less than 800m^2.
5. In an integrated residential development in zones SD and FD:
   (a) the minimum lot size is to be at least 450m^2; and
   (b) the average lot size is to be at least 700m^2;
6. In an integrated residential development:
   (a) lots of less than 800m^2 may have one or more **common building boundaries** that are not adjacent to a public road; and
   (b) a **dwelling** may be built up to a **common building boundary** referred to in paragraph (a) despite the setback provisions of clause 7.3.

Enclosed structures located on the boundary must be fire rated under the Building Code of Australia.

Clause 7.3 relates to the setbacks applicable to **residential buildings** in some zones.

11.1.3 Subdivision of Land Zoned FD

1. The purpose of this clause is to provide for the subdivision of land in zone FD in a manner that will not prejudice the intended ultimate subdivision and future use or development of the land.
2. Land in zone FD may be subdivided generally in accordance with any relevant Area Plan for urban (typically residential or mixed use) development once services are, or can be, made available to that land.
3. Despite anything to the contrary in this Scheme, the consent authority may permit subdivision into lots of a size and configuration consistent with the intended ultimate zoning of the land.

Clause 6.13 refers to the development of land zoned FD.

Clause 11.1.1 refers to minimum lot sizes in various zones.

Clause 11.1.2 refers to integrated residential developments.

Clause 11.2 refers to residential subdivision.

Clauses 11.4.1 to 11.4.6 refer to subdivision of rural land.

11.2 RESIDENTIAL SUBDIVISION

11.2.1 Site Characteristics in Residential Subdivision

1. The purpose of this clause is to ensure residential subdivisions respond to the physical characteristics of the land.
2. Residential subdivision design should:
   (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (eg seasonally waterlogged) and natural drainage lines;
   (b) retain and protect significant natural and cultural features;
   (c) avoid development of land affected by a 1% AEP flood or storm surge event; and
   (d) retain and protect natural drainage lines and any distinctive landform features or stands of natural vegetation and incorporate them in public open space.

11.2.2 Infrastructure and Community Facilities in Residential Subdivisions

1. The purpose of this clause is to ensure that residential subdivisions are integrated with infrastructure, community services and facilities.
2. Residential subdivision design should:
   (a) provide a high level of internal accessibility and external connections for pedestrian, cycle and vehicle movements;
   (b) provide links to schools, commercial facilities and public transport services;
   (c) provide traffic management to restrain vehicle speed, deter through traffic and create safe conditions for all road users;
   (d) incorporate street networks capable of accommodating safe and convenient bus routes with stops within a 400m radius of a majority of **dwellings**;
   (e) provide for connection to reticulated services;
   (f) provide a minimum of 10% of the subdivision area as public open space which:
      i. ensures the majority of **dwellings** are within 400m walking distance of a neighbourhood park;
      ii. incorporates recreational open space in larger units available for active leisure pursuits;
      iii. is unencumbered by drains and has sufficient flat area for informal recreation; and
      iv. is designed to provide a safe environment for users by allowing clear views of the open space from surrounding **dwellings** or passing vehicles.

11.2.3 Lot Size and Configuration in Residential Subdivisions

1. The purpose of this clause is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.
2. Residential subdivision design should provide that:
   (a) lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwellings**, vehicle access, parking and ancillary buildings;
   (b) lots conform with the building envelope requirements in the table to this clause;
   (c) there are no battleaxe lots;
   (d) lots are oriented to allow **dwellings** to take advantage of environmental conditions such as prevailing breezes and sunlight;
   (e) lots are connected to reticulated services;
   (f) potential land use conflicts are minimised by taking account of the visual and acoustic privacy of residents; and
   (g) where there are lots for medium and higher density residential development, those lots are:
      i. distributed in small groups serviced by public transport;
      ii. in close proximity to public open space and with adequate access to community facilities and services; and
      iii. not located in a cul-de-sac.

TABLE TO CLAUSE 11.2.3

Lot Size	Minimum Building Envelope Requirement
<600m^2	12m x 15m (exclusive of any boundary setbacks or service authority easements) or 10m x 15m where there is a **common building boundary**
>600m^2	17m x 17m (exclusive of any boundary setbacks or service authority easements)

Clause 11.1.2 also refers to **common building boundaries**.

11.3 INDUSTRIAL SUBDIVISION

11.3.1 Site Characteristics in Industrial Subdivisions

1. The purpose of this clause is to ensure that industrial lots respond to the physical characteristics of the land.
2. Industrial subdivision design should:
   (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (eg seasonally waterlogged) and natural drainage lines;
   (b) retain and protect significant natural and cultural features; and
   (c) avoid development of land affected by a 1% AEP flood or storm surge event.

11.3.2 Infrastructure in Industrial Subdivisions

1. The purpose of this clause is to ensure industrial lots are integrated with required infrastructure.
2. Industrial subdivision design should:
   (a) incorporate safe connection to the existing road network with particular consideration given to the needs of heavy vehicles;
   (b) provide a simple layout with a clear hierarchy of roads, avoiding culs-de-sac, battleaxe lots and sharp curves and discouraging unrelated through traffic;
   (c) minimise access from individual lots to major roads by using minor roads for such access;
   (d) provide for road reserve and carriageway widths appropriate to the circumstances;
   (e) provide for connection to reticulated services;
   (f) where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment, and in particular to ground and surface waters; and
   (g) protect service infrastructure by providing/ preserving easements.

The subdivision of land may attract a monetary contribution toward the cost of infrastructure in accordance with a contributions plan under the *Planning Act*.

11.3.3 Lot Size and Configuration in Industrial Subdivisions

1. The purpose of this clause is to ensure lots are of an appropriate size and configuration.
2. Industrial subdivision should:
   (a) provide for a variety of lot sizes to accommodate a range of activities; and
   (b) ensure the utility of each lot in terms of:
      i. building space and accessibility;
      ii. compatibility with adjacent commercial and residential areas with appropriate buffers (for example roads, landscaping or parks);
      iii. sufficient space to accommodate the industrial operations and buildings envisaged and make allowance for possible future expansion; and
      iv. safe vehicle entry and exit.

Clause 11.1.1 refers to minimum industrial lot sizes.

11.4 RURAL SUBDIVISION

11.4.1 Site Characteristics in Rural Subdivisions

1. The purpose of this clause is to ensure rural subdivisions respond to the physical characteristics of the land.
2. Rural subdivision design should:
   (a) avoid the development of land of excessive slope, unstable or otherwise unsuitable soils (eg seasonally waterlogged) and natural drainage lines;
   (b) retain and protect significant natural and cultural features;
   (c) minimise the number of lots in, or exclude from subdivision, areas of high conservation significance and drainage protection areas;
   (d) avoid development of land affected by a 1% AEP flood or storm surge event and be situated above the RL 6.0 AHD contour where subdivision adjoins tidal areas;
   (e) minimise alteration or disturbance to natural drainage systems including drainage areas, recognisable watercourses, lagoons and seepage areas;
   (f) minimise potential for erosion, sedimentation and pollution of watercourses; and
   (g) minimise potential for localised flooding.
3. An application to subdivide land within the Shire of Litchfield that includes land identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* as an area potentially of environmental significance should, on the advice of the Department of Natural Resources, Environment and the Arts, be accompanied by and the consent authority shall have regard to an evaluation by a suitably qualified person of the environmental significance of the native vegetation and land form (eg lagoons, wetlands, rugged terrain and drainage systems).
4. An application described in sub-clause 3 must demonstrate that the proposed subdivision design does not adversely affect the environmental values as identified in the evaluation.

Areas potentially of environmental significance within the Shire of Litchfield are identified on the map *"Priority Environmental Management Areas – Litchfield Shire"* produced by the Department of Planning and Infrastructure, see clause 2.8.

11.4.2 Infrastructure in Rural Subdivisions

1. The purpose of this clause is to ensure rural subdivisions are integrated with infrastructure, community services and facilities.
2. Rural subdivision design should:
   (a) minimise disturbance through earthworks associated with the provision of infrastructure;
   (b) provide for connection to reticulated services where practicable;
   (c) where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular to ground and surface waters; and
   (d) where no reticulated water is available, demonstrate that an adequate supply of groundwater is available for domestic purposes.
3. Roads in rural subdivisions should:
   (a) be designed to:
      i. interconnect with the existing road network;
      ii. provide for connections to potential future subdivisions of adjoining lands;
      iii. provide a clear hierarchy of roads; and
      iv. minimise individual lot access to major roads;
   (b) respond to the physical characteristics of the land by:
      i. following ridge lines or contours where possible; and
      ii. where crossing watercourses be positioned at right angles to the watercourse and minimise the number of crossing points;
   (c) be sealed where lot sizes are 2ha or less;
   (d) be located above the 1.0% AEP flood line or any seepage line, whichever is the higher;
   (e) be designed with discharge drains placed to minimise erosion and associated engineering and maintenance costs;
   (f) provide direct access to lots and avoid battleaxe strips, however, where justified, battleaxe strips should be:
      i. not less than 10m wide; and
      ii. less than 250m in length.
4. Where a road crosses a tidal arm in a rural subdivision it is expected to have a minimum elevation of RL 8m AHD and be designed to enable a discharge of at least a 5.0% AEP flood event.

11.4.3 Lot Size and Configuration in Rural Subdivisions

1. The purpose of this clause is to ensure rural subdivisions:
   (a) have lots that are of a size and configuration suited for the intended purpose;
   (b) have lots that are of a size consistent with the topographical constraints of the land (that may dictate that lots are of an area in excess of the specified minimum); and
   (c) do not impose unsustainable demands on groundwater or unreasonably degrade the environment.
2. Subdivision design in relation to lot size and configuration is to:
   (a) ensure lots are of a size that does not prejudice the economic viability of the proposed use;
   (b) ensure that each lot has a minimum of 1ha of unconstrained land and that access to that land from a public road is similarly unconstrained;
   (c) ensure that lots have a depth to width ratio not exceeding 4:1;
   (d) show the location of notional and existing bores, wells and on-site effluent disposal systems and allow for effluent disposal systems to be sited at least 50m up slope from any seepage line and above the 1% AEP flood event and at least 100m from any groundwater extraction point;
   (e) incorporate as far as practicable, drainage lines and drainage floors wholly within a single lot;
   (f) allow for 70m separation between bores, both proposed and existing; and
   (g) ensure lot boundaries:
      i. are at right angles to any watercourse;
      ii. are sufficiently up slope to be outside of seepage zones where following drainage lines;
      iii. are at right angles to contours or along contours where slope is between 2.0% and 5.0% and follow ridge lines, spurs or contours where slope is above 5.0%; and
      iv. minimise the number of watercourse crossings.

11.4.4 Mineral Resources and Rural Subdivisions

1. The purpose of this clause is to ensure rural subdivisions do not prejudice the exploitation of mineral resources.
2. Subdivision design is to avoid the creation of lots intended for rural living purposes the **amenity** of which would be adversely affected by existing or future **mining** activities in the vicinity.

11.4.5 Subdivision of Land Zoned RR

1. The purpose of this clause is to ensure that small lot rural residential subdivisions:
   (a) respond to the physical characteristics of the land;
   (b) are integrated with local infrastructure, community services and facilities; and
   (c) ensure that lots are of a size and configuration suited for the purpose.
2. Subdivision design should:
   (a) provide for lots 2ha or larger adjacent to any lots 2ha or larger in a zone other than zone RR;
   (b) provide connection to reticulated sewerage or where no reticulated sewerage is available, demonstrate that the soils are suitable for the on-site absorption of effluent without detriment to the environment and in particular, to ground and surface waters; and
   (c) provide for adequate drainage within the road reserve or through engineered drainage reserves.
3. Each lot in a rural residential subdivision is to be connected to reticulated water.
4. A rural residential subdivision should provide sealed roads and direct access to a sealed public road.
5. The consent authority must not **consent** to a subdivision that is not in accordance with sub-clause 3.

11.4.6 Estate Development in Zones RL, R and H

1. The purpose of this clause is to ensure that estate developments do not detract from the **amenity** of adjacent rural living areas or detrimentally impact on the environment.
2. Despite clause 11.1.1, land in zone RL, R or H may, with **consent**, be subdivided as an estate development.
3. The density of an estate development under this clause should match that of the zone in which it is located.
4. An application for subdivision under this clause is to demonstrate consideration of and the consent authority is to have regard to:
   (a) a detailed evaluation of the capability of the land to accommodate **dwellings** and associated water supply and waste disposal infrastructure;
   (b) retention and protection of any significant natural and cultural features;
   (c) provision of appropriate waste disposal and water supply infrastructure;
   (d) an adequate separation between activities proposed on common areas and uses on or that can be reasonably expected on adjacent properties; and
   (e) details of the management plan for common areas.
5. Setbacks between **dwellings** and adjacent lots are to be of sufficient width and be appropriately landscaped to provide an effective visual and acoustic screen to minimise the potential impacts on the existing and future **amenity** of those lots.
6. In this clause, “estate development” has the meaning within the *Unit Titles Act*.

PART 6

12.0 ABORIGINAL COMMUNITIES AND TOWNS

12.1 ABORIGINAL COMMUNITY LIVING AREAS

1. The purpose of this clause is to provide for the orderly and proper planning of the identified communities.
2. This clause applies only to the parcels of land specified in Schedule 4, which are Aboriginal community living areas within the meaning of Part 8 of the *Pastoral Land Act*.
3. The land may be used or developed without **consent** for any purpose that is necessary for, or ancillary to, community life including the following:
   (a) **community centre**;
   (b) **dwelling**;
   (c) **plant nursery;**
   (d) **child care centre**;
   (e) **place of worship**;
   (f) **shop**;
   (g) **hospital**;
   (h) **medical clinic**;
   (i) **office**;
   (j) **veterinary clinic**;
   (k) **education establishment**;
   (l) the keeping of poultry;
   (m) the growing of crops, fruits, vegetables, pasture and the like.
4. The land is not to be used or developed without **consent** for any other purpose, including the keeping of livestock.

12.2 TOWNS ON ABORIGINAL LAND

1. The purpose of this clause is to provide for the orderly and proper planning of the identified towns on Aboriginal land.
2. This clause applies to the towns specified in Schedule 5.
3. Land identified as “residential area” on the relevant area plan may be used or developed without **consent** only for any of the following:
   (a) **clearing of native vegetation**;
   (b) **hostel**;
   (c) **multiple dwellings**;
   (d) **single dwelling**; and
   (e) **supporting accommodation**.

4. Land identified as “community use area” on the relevant area plan may be used or developed without **consent** only for any of the following:

   (a) **clearing of native vegetation**;
   (b) **child care centre**;
   (c) **community centre**;
   (d) **education establishment**;
   (e) **hotel;**
   (f) **hospital**;
   (g) **leisure and recreation**;
   (h) **licensed club**;
   (i) **medical clinic**;
   (j) **motel**;
   (k) **office;**
   (l) **place of worship**;
   (m) **plant nursery**; and
   (n) **shop**.

5. Land identified as “service commercial area” on the relevant area plan may be used or developed without **consent** only for any of the following:

   (a) **clearing of native vegetation;**
   (b) **motor repair station**;
   (c) **office**;
   (d) **light industry**;
   (e) **recycling depot**;
   (f) **service station**; and
   (g) **shop**.

6. Land identified as “open space area” on the relevant area plan may be used or developed without **consent** only for any of the following:

   (a) clearing of native vegetation;
   (b) **leisure and recreation**; and
   (c) **licensed club**.

7. Land identified as “utilities purposes area” on the relevant area plan may be used or developed without **consent** only for utilities purposes.

8. Land shown on the relevant area plan that is not within a residential, community use; service commercial, open space or utilities area is not to be used or developed for any purpose other than for cultural purposes.

PART 7

13.0 TRANSPORT AND INFRASTRUCTURE

13.1 RAILWAY CORRIDOR

1. The purpose of this clause is to ensure that the use and development of the corridor and additional land in zone RW does not constrain the safe and efficient operation of the railway.
2. The use and development of the corridor and additional land is to be in accordance with section 8 of the *AustralAsia Railway (Special Provisions) Act*.
3. In this clause, "corridor" and "additional land" have the meaning they have in the *AustralAsia Railway (Special Provisions) Act*.

The development provisions contained in this clause are as provided by section 8 of the *AustralAsia Railway (Special Provisions) Act*. Section 8(9) specifies that these development provisions prevail over any other provisions of this Scheme or of the *Planning Act*. As provided by the *AustralAsia Railway (Special Provisions) Act*, the Minister for Planning and Lands is the consent authority for the corridor and additional land.
As provided by the *AustralAsia Railway (Special Provisions) Act*, Division 2 of Part 5 of the *Planning Act* (exhibition of proposals) does not apply in relation to a development in respect of the corridor or additional land unless the Minister determines that, in the circumstances of a particular application, it is appropriate for the proposal to be exhibited.
A provision of or under the Act or *Building Act* that relates to the siting of buildings, plot ratios or to buildings constructed across lot boundaries does not apply to the corridor or to additional land.

13.2 LAND ADJACENT TO MAIN ROADS

1. The purpose of this clause is to ensure that access to **main roads** from adjacent land does not prejudice traffic safety.
2. Despite anything to the contrary in this Scheme, access to a use or development or proposed use or development from a **main road** is to be only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road**.

13.3 MAIN ROADS AND PROPOSED MAIN ROADS

1. The purpose of this clause is to ensure the use or development of land in zone M or zone PM does not prejudice traffic safety or the **amenity** of the **main road** or the future development of a **proposed main road**, as applicable.
2. Despite anything to the contrary in this Scheme, land in zone M or zone PM, may be used or developed other than for a public road only with **consent** and in accordance with the requirements of the Agency responsible for the care, control and maintenance of the **main road** or **proposed main road**, as applicable.

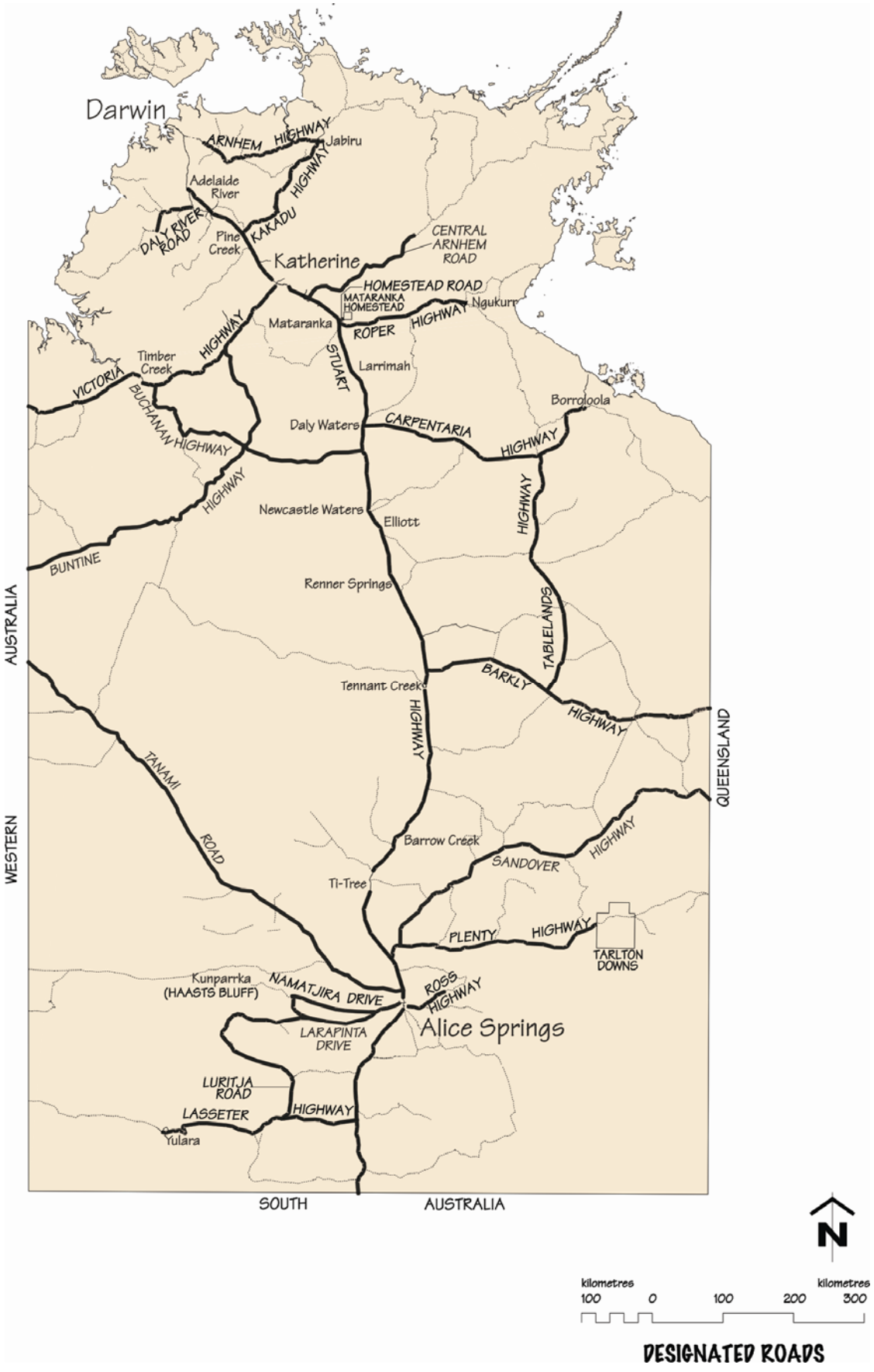
13.4 LAND ADJACENT TO DESIGNATED ROADS

1. The purpose of this clause is to ensure inappropriate development does not compromise the safety or **amenity** of a designated road.
2. Despite clause 1.3 this clause applies to a use or development that is proposed on unzoned land which:
   (a) is within 500m of the road reserve of a designated road or, where there is no road reserve, within 500m of the centre line of the designated road; and
   (b) is not within:
   (c) a local or community government area (other than those parts of the Mataranka and Pine Creek Community Government Areas outside the towns of Mataranka or Pine Creek); or
   (d) a town within the meaning of the *Crown Lands Act*.
3. Land subject to this clause may:
   (a) be used or developed for a **single dwelling** or **agriculture** without **consent**;
   (b) not be used or developed for any other purpose without **consent**.
4. A designated road is a road specified in the table to this clause.

TABLE TO CLAUSE 13.4

(See map on following page)

Arnhem Highway	Luritja Road
Barkly Highway	Namatjira Drive
Buchanan Highway	Plenty Highway
Buntine Highway	Roper Highway
Carpentaria Highway	Ross Highway
Central Arnhem Road	Sandover Highway
Daly River Road	Stuart Highway
Kakadu Highway	Tablelands Highway
Larapinta Drive	Tanami Road
Lasseter Highway	Victoria Highway


Darwin
ARNHEM HIGHWAY
Jabiru
Adelaide River
KAKADU HIGHWAY
DALY RIVER ROAD
Pine Creek
Katherine
CENTRAL ARNHEM ROAD
HOMESTEAD ROAD
MATARANKA HOMESTEAD
Ngukurr
ROPER HIGHWAY
Mataranka
STUART HIGHWAY
Timber Creek
VICTORIA HIGHWAY
Larrimah
BUCHANAN HIGHWAY
Daly Waters
CARPENTARIA HIGHWAY
Borroloola
Newcastle Waters
Elliott
BUNTINE HIGHWAY
Renner Springs
TABLELANDS HIGHWAY
Tennant Creek
BARKLY HIGHWAY
TANAMI ROAD
Barrow Creek
SANDOVER HIGHWAY
Ti-Tree
PLENTY HIGHWAY
TARLTON DOWNS
Kunparrka (HAASTS BLUFF)
NAMATJIRA DRIVE
ROSS HIGHWAY
Alice Springs
LARAPINTA DRIVE
LURITJA ROAD
LASSETER HIGHWAY
Yulara
AUSTRALIA
WESTERN
QUEENSLAND
SOUTH AUSTRALIA
N
kilometres
100 0 100 200 300
kilometres
DESIGNATED ROADS

13.5 MOBILE TELEPHONE COMMUNICATIONS TOWERS ETC

1. The purpose of this clause is to ensure the erection of mobile telecommunications towers and infrastructure does not unreasonably detract from the **amenity** of the locality.
2. Despite anything to the contrary in this Scheme, on zoned land, towers, aerials or masts for mobile telephone communications may be developed only with **consent**.

Telecommunication facilities defined by the Commonwealth as "low impact" are immune from Northern Territory planning control.

13.6 UTILITIES

1. The purpose of this clause is to ensure the use or development of land in zone U does not prejudice the future development of the utility.
2. Land in zone U may be used or developed for a utility in accordance with the requirements of the Agency or service authority responsible for the utility on the land without **consent**.
3. Land in zone U may be used or developed other than for a utility only with **consent** and in accordance with the requirements of the Agency or service authority responsible for the utility on the land.
4. In sub-clauses 2 and 3 a utility may include trunk sewers, sewerage ponds, trunk water mains, water storage facilities, electricity transmission and substation facilities, gas pipelines and the like.

"service authority" is defined in the *Planning Act*.

PART 8

14.0 AREA PLANS

The interpretation of this Scheme and the determinations of a consent authority are to be consistent with any Area Plan and associated planning principles in this Part applicable in the circumstances.

14.1 DARWIN CITY WATERFRONT PLANNING PRINCIPLES

Development within the Darwin City Waterfront is to be consistent with the following principles.

1. Provide a diversity of uses that reinforce the area's primary focus for leisure, entertainment and waterside living while reflecting its maritime and historical connections including:
   (a) a major convention and exhibition centre;
   (b) cultural and leisure facilities (interpretive centres, galleries and the like);
   (c) recreational facilities (parks, safe swimming areas and the like);
   (d) tourist accommodation (hotel/serviced apartments);
   (e) a range of residential units;
   (f) cafes, bars and restaurants;
   (g) ground and first floor specialty retail and offices;
   (h) marina facilities; and
   (i) car parking.
2. Promote an integrated mixed use development model that:
   (a) is consistent with the operational requirements of the port;
   (b) considers the impact of lighting installations on shipping navigation aids;
   (c) accommodates Department of Defence requirements for a marshalling area adjacent Fort Hill Wharf, fuel supply pipelines, heavy vehicle access and associated operational safety and security requirements;
   (d) accommodates the provision of utility services to Stokes Hill, Fort Hill and Iron Ore wharves and users of those wharves;
   (e) accommodates the safety requirements of ship refuelling at the wharves;
   (f) co-locates noise tolerant uses, protects noise sensitive uses by locating them away from potential noise sources and employs appropriate noise attenuation measures;
   (g) considers the proximity of the Naval Fuel Installation and the Stokes Hill Aboriginal Sacred Site in determining possible future uses for that part of Stokes Hill within the Darwin City Waterfront; and

(h) positions marine structures to ensure no adverse impacts on the operation of the port having regard to tidal studies and foreshore impacts.

3. Preserve, recognise and integrate declared heritage places, other sites of historical significance and aboriginal sacred sites within the area and nearby through:

   (a) development of a culture and heritage trail that connects and interprets sites;

   (b) responsive design that respects items of significance and their setting;

   (c) retention of the site of Goyder's Camp as a public open space area; and

   (d) preservation of nominated key views from Government House to the water and wharves;

4. Provide a safe, secure and equitable built environment and public domain that includes:

   (a) a legible street structure which connects with the adjacent street network;

   (b) facilities to accommodate public transport provision (buses, minibuses, taxis, private hire cars and the like);

   (c) a pedestrian link from Smith Street allowing direct access to the site from the CBD;

   (d) pedestrian and cycle paths which are well connected to existing adjacent routes;

   (e) uninterrupted public access to the water's edge for the full extent of the site having regard to security, safety and operational requirements of users of the wharves;

   (f) a series of connected, landscaped public open spaces that are designed to facilitate comfortable and safe use during the day and night;

   (g) impounded water bodies with appropriate water quality for their intended use;

   (h) positive relationships between buildings and streets to promote passive surveillance; and

   (i) active public or visually interesting ground floor uses.

5. Promote climatically responsive, energy efficient urban design and architecture that contributes to the character of the precinct by:

   (a) implementing sensitive water use practices across the site;

   (b) implementing a whole-of-site water management system which addresses both stormwater and groundwater;

   (c) incorporating strong landscape treatments to provide shade and which are largely comprised of native coastal vegetation;

(d) providing connected shade and weather protection structures linking all areas of high public use to the main axis of the CBD, Smith Street;

(e) facilitating natural cross ventilation;

(f) integrating generous balconies for outdoor living;

(g) minimising direct solar penetration to all buildings through orientation and use of screens, awnings, eaves and the like; and

(h) using construction materials appropriate to a tropical marine environment.

6. Relate the scale of development to both the surroundings and to reflect the desired future character by:

(a) considering the visual and acoustic privacy of adjoining residential development;

(b) creating positive mixed use relationships to reduce impacts between public and private uses;

(c) recognising the existing and ongoing requirements of users of the wharves and other adjacent facilities and land uses;

(d) generally siting development below the level of the vegetated escarpment;

(e) locating residential tower development at the periphery of the site and generally out of view of the CBD;

(f) considering view corridors in the siting and orientation of buildings and distribution of building heights;

(g) incorporating a range of building heights within identified building areas; and

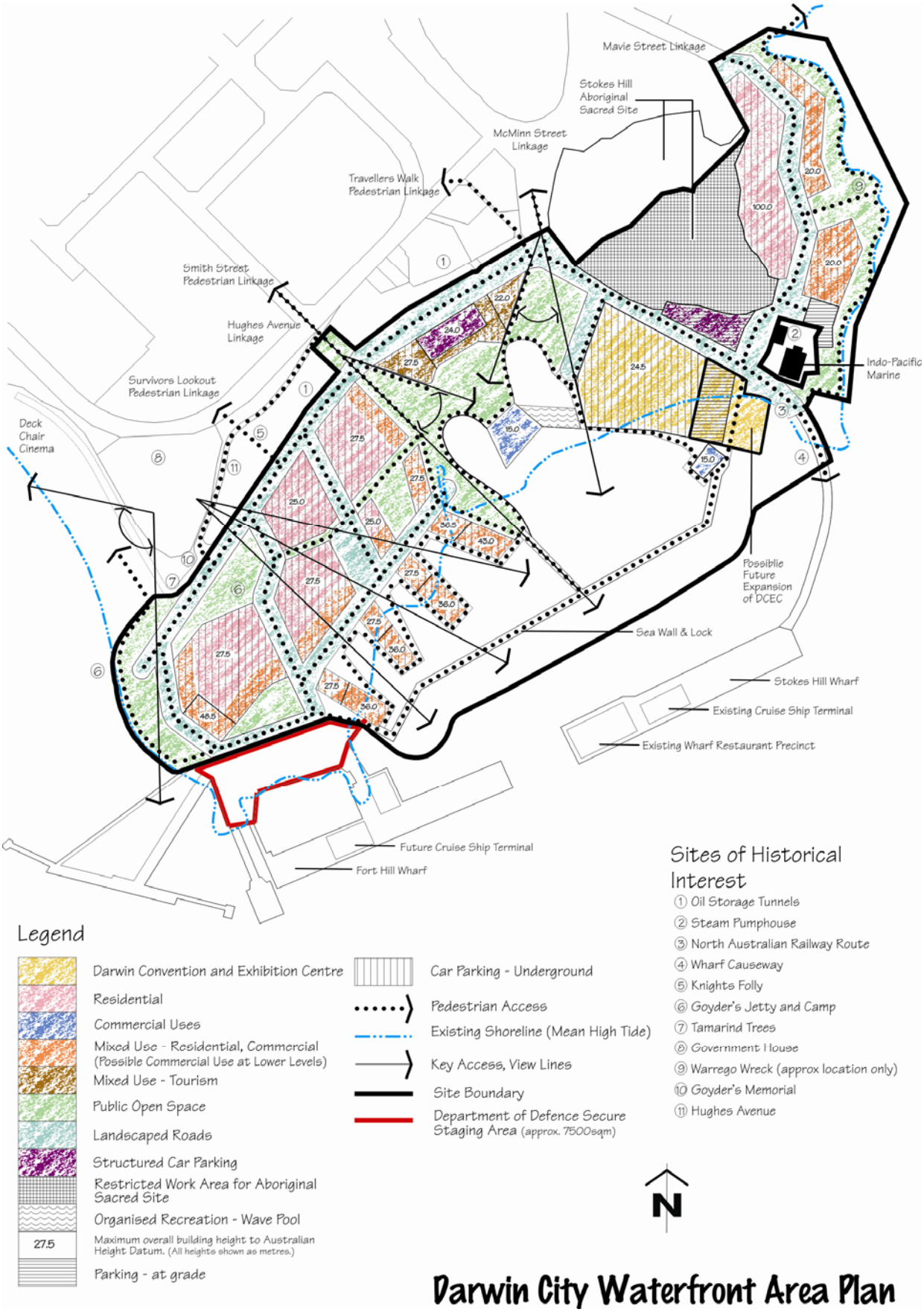
(h) considering the safety and security requirements of adjacent wharf facilities and the Defence (Areas Control) Regulations.

7. Consider storm surge levels by:

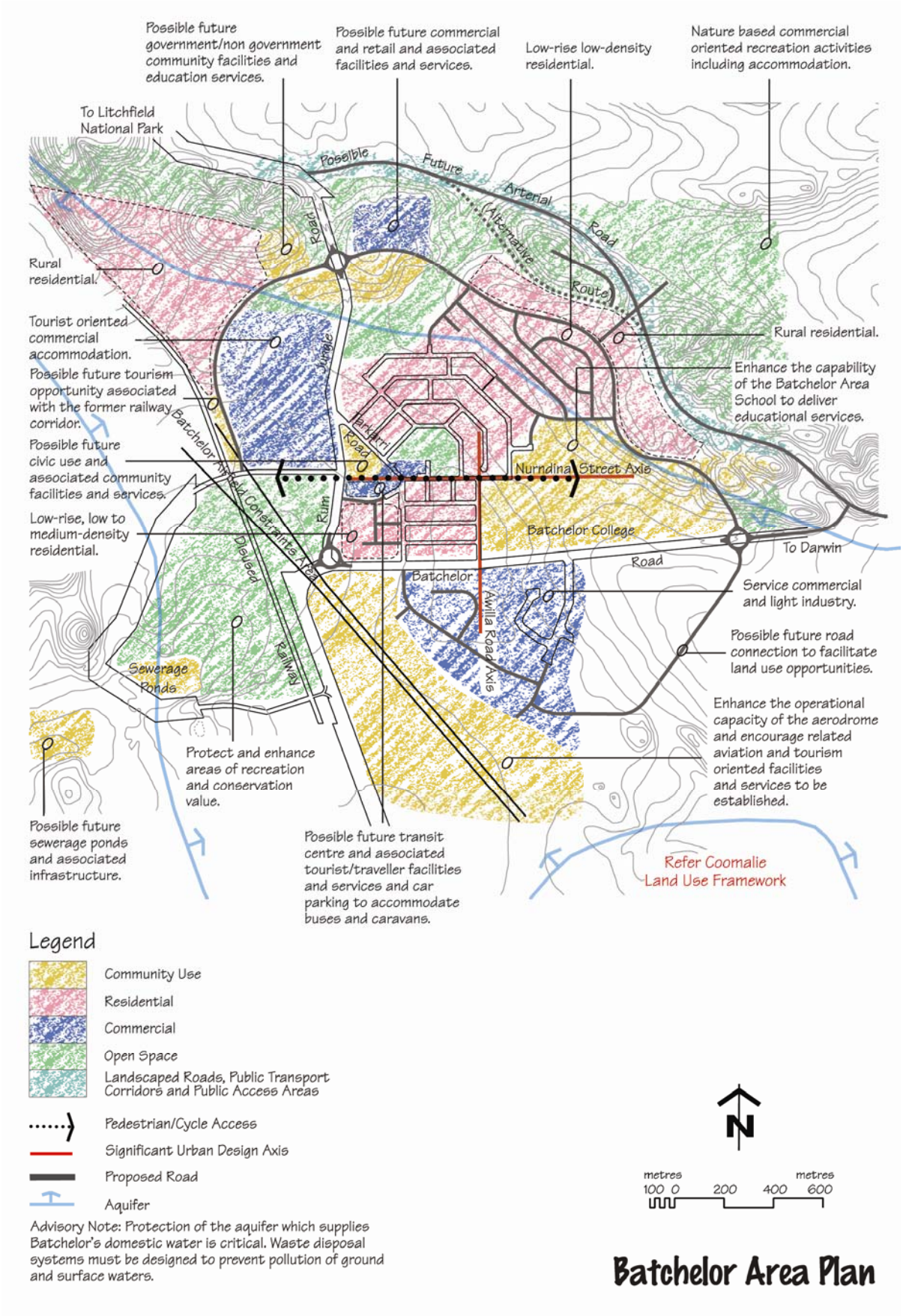
(a) including a marina and sea wall, with a minimum top level of 5.5m AHD;

(b) siting the lowest floors (commercial and residential) within the development at a minimum of 6.5m AHD; and

(c) providing appropriate coastal protection particularly to residential and commercial properties.


Mavie Street Linkage
Stokes Hill Aboriginal Sacred Site
McMinn Street Linkage
Travellers Walk Pedestrian Linkage
Smith Street Pedestrian Linkage
Hughes Avenue Linkage
Survivors Lookout Pedestrian Linkage
Deck Chair Cinema
Indo-Pacific Marine
Possible Future Expansion of DCEC
Sea Wall & Lock
Stokes Hill Wharf
Existing Cruise Ship Terminal
Existing Wharf Restaurant Precinct
Future Cruise Ship Terminal
Fort Hill Wharf
Legend
Darwin Convention and Exhibition Centre
Residential
Commercial Uses
Mixed Use - Residential, Commercial (Possible Commercial Use at Lower Levels)
Mixed Use - Tourism
Public Open Space
Landscaped Roads
Structured Car Parking
Restricted Work Area for Aboriginal Sacred Site
Organised Recreation - Wave Pool
27.5
Maximum overall building height to Australian Height Datum. (All heights shown as metres.)
Parking - at grade
Car Parking - Underground
Pedestrian Access
Existing Shoreline (Mean High Tide)
Key Access, View Lines
Site Boundary
Department of Defence Secure Staging Area (approx. 7500sqm)
Sites of Historical Interest
① Oil Storage Tunnels
② Steam Pumphouse
③ North Australian Railway Route
④ Wharf Causeway
⑤ Knights Folly
⑥ Goyder's Jetty and Camp
⑦ Tamarind Trees
⑧ Government House
⑨ Warrego Wreck (approx location only)
⑩ Goyder's Memorial
⑪ Hughes Avenue
N
Darwin City Waterfront Area Plan

14.2 BATCHELOR AREA PLAN


Possible future government/non government community facilities and education services.
Possible future commercial and retail and associated facilities and services.
Low-rise low-density residential.
Nature based commercial oriented recreation activities including accommodation.
To Litchfield National Park
Possible Future Arterial (Alternative Route) Road
Rural residential.
Tourist oriented commercial accommodation.
Possible future tourism opportunity associated with the former railway corridor.
Possible future civic use and associated community facilities and services.
Low-rise, low to medium-density residential.
Rural residential.
Enhance the capability of the Batchelor Area School to deliver educational services.
Batchelor-Airfield Constraints Area
Jungle
Rum
Disused
Railway
Sewerage Ponds
Tarkarri Road
Nurndina Street Axis
Batchelor College
To Darwin
Road
Batchelor
Awilla Road Axis
Service commercial and light industry.
Possible future road connection to facilitate land use opportunities.
Enhance the operational capacity of the aerodrome and encourage related aviation and tourism oriented facilities and services to be established.
Protect and enhance areas of recreation and conservation value.
Possible future sewerage ponds and associated infrastructure.
Possible future transit centre and associated tourist/traveller facilities and services and car parking to accommodate buses and caravans.
Refer Coomalie Land Use Framework
Legend
Community Use
Residential
Commercial
Open Space
Landscaped Roads, Public Transport Corridors and Public Access Areas
Pedestrian/Cycle Access
Significant Urban Design Axis
Proposed Road
Aquifer
Advisory Note: Protection of the aquifer which supplies Batchelor's domestic water is critical. Waste disposal systems must be designed to prevent pollution of ground and surface waters.
N
metres 100 0 200 400 600 metres
Batchelor Area Plan

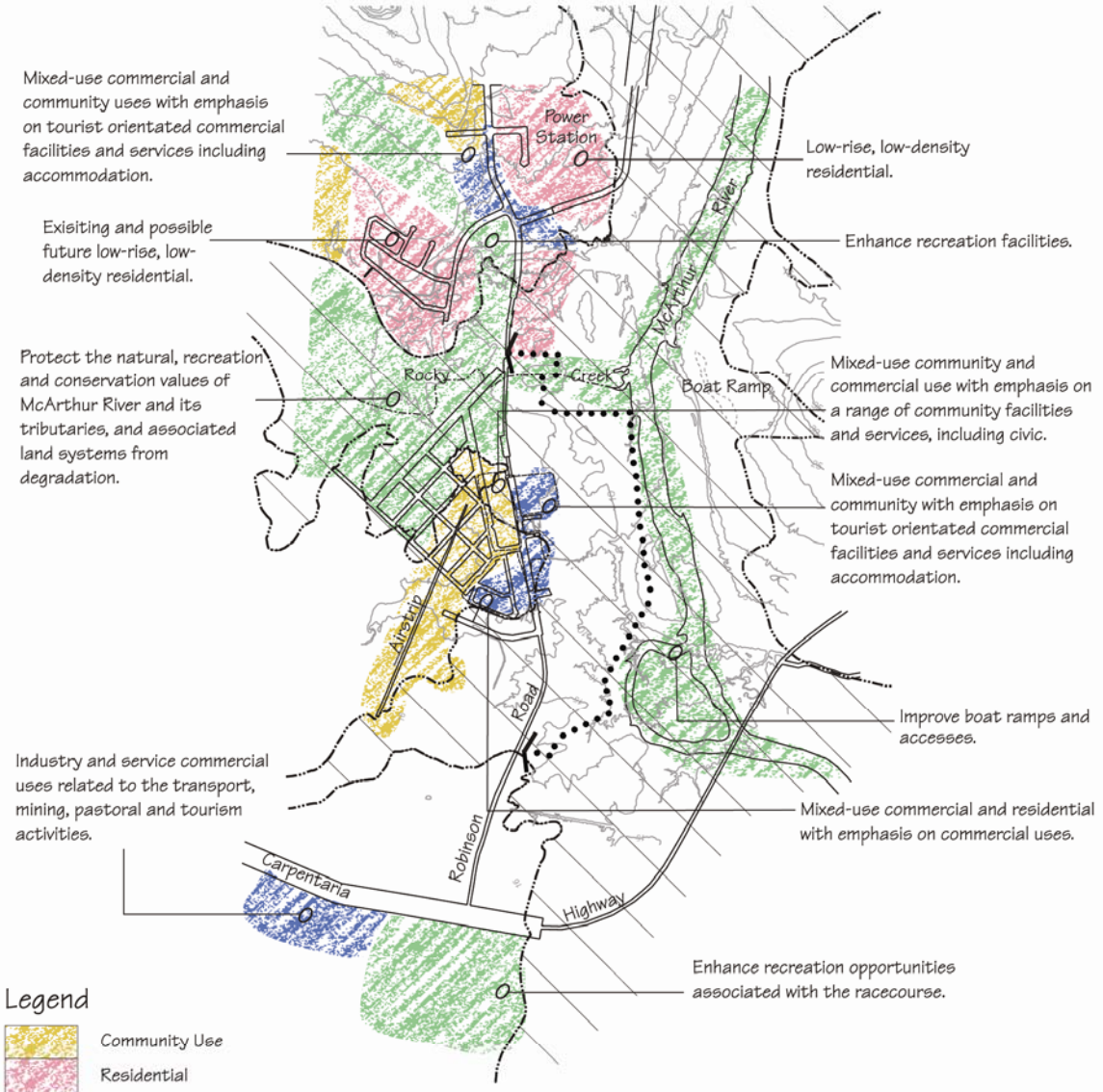
14.3 BORROLOOLA AREA PLAN

Township Growth

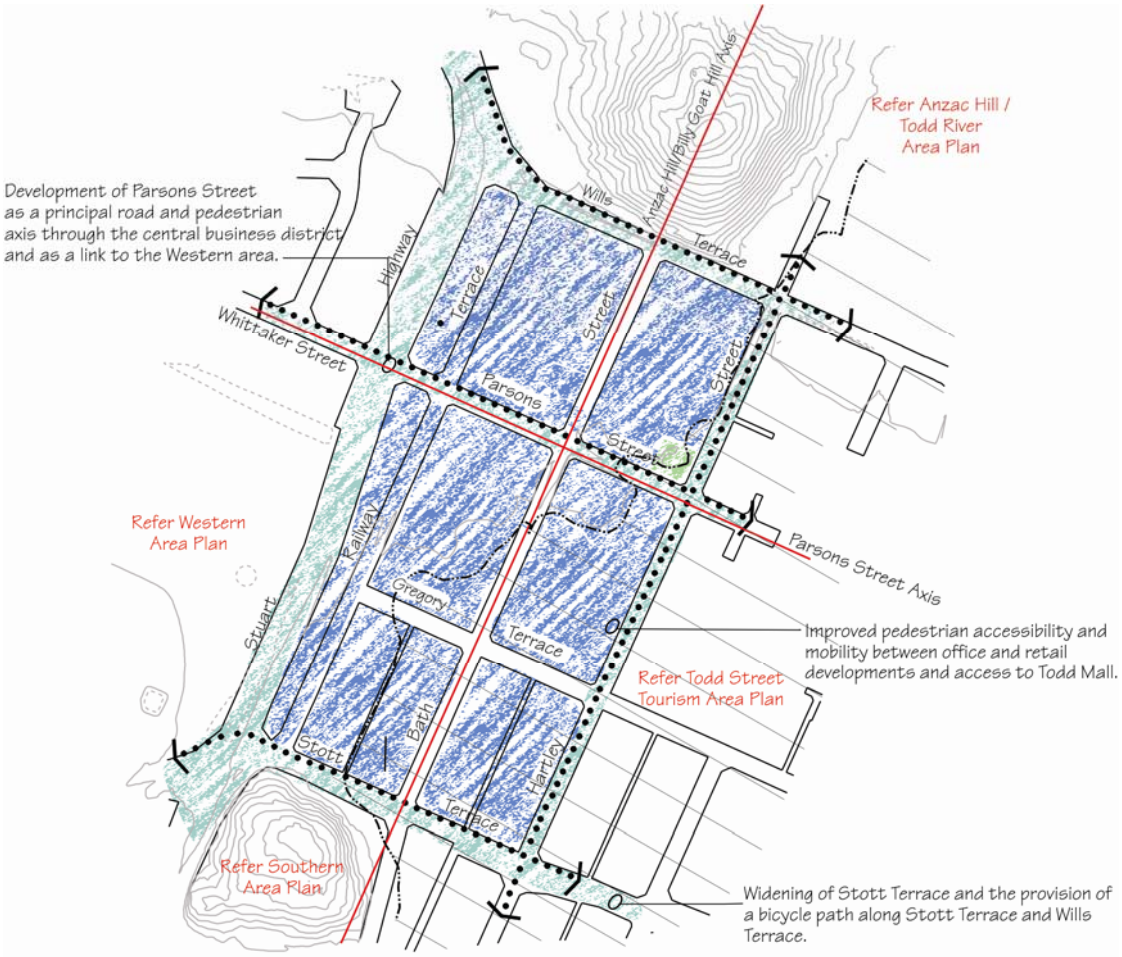
The area plan provides for serviced land for residential development and a pattern of appropriately located uses and compatible activities. Further development within the defined flood area is discouraged.

It is anticipated that existing industrial developments will relocate as the opportunity arises to the industrial area located on the Carpentaria Highway to the west of the Rodeo and Showground.

Local area identity improved through the establishment of a unifying theme for the town, including improved legibility through enhanced pedestrian and vehicle accessibility to tourist attractions and recreation facilities. This can be assisted through the provision of interpretive signage, streetscaping, shade structures and amenities for travellers, and the creative use of construction materials in buildings. An open space corridor links the northern and southern parts of the town.


Mixed-use commercial and community uses with emphasis on tourist orientated commercial facilities and services including accommodation.
Exisiting and possible future low-rise, low-density residential.
Protect the natural, recreation and conservation values of McArthur River and its tributaries, and associated land systems from degradation.
Industry and service commercial uses related to the transport, mining, pastoral and tourism activities.
Power Station
Rocky Creek
Airstrip
Road
Robinson
Carpentaria
Highway
McArthur River
Boat Ramp
Low-rise, low-density residential.
Enhance recreation facilities.
Mixed-use community and commercial use with emphasis on a range of community facilities and services, including civic.
Mixed-use commercial and community with emphasis on tourist orientated commercial facilities and services including accommodation.
Improve boat ramps and accesses.
Mixed-use commercial and residential with emphasis on commercial uses.
Enhance recreation opportunities associated with the racecourse.
Legend
Community Use
Residential
Commercial
Open Space
Pedestrian/Cycle Access
Defined Flood Area
Advisory Note: Defined Flood Event
The designated 1% AEP flood level for the McArthur River affects all land indicatively illustrated and is a consideration for planning and development control purposes.
N
metres
metres
200 0 200 400 600 800 1000
Borroloola Area Plan

14.4 CENTRAL ALICE SPRINGS COMMERCIAL AREA PLAN


Development of Parsons Street as a principal road and pedestrian axis through the central business district and as a link to the Western area.
Refer Anzac Hill / Todd River Area Plan
Anzac Hill/Billy Goat Hill Axis
Wills Terrace
Highway
Whittaker Street
Terrace
Parsons Street
Parsons Street
Refer Western Area Plan
Railway
Gregory Terrace
Parsons Street Axis
Improved pedestrian accessibility and mobility between office and retail developments and access to Todd Mall.
Refer Todd Street Tourism Area Plan
Stuart
Stott Terrace
Bath
Hartley
Refer Southern Area Plan
Widening of Stott Terrace and the provision of a bicycle path along Stott Terrace and Wills Terrace.

Commercial and Retail Activity Area

The use of local materials and colours that reflect the town's natural setting are encouraged.

An emphasis is placed on consolidation and redevelopment rather than an immediate expansion into the Western area.

There is no immediate need to be prescriptive about the types of uses that may be permitted other than to express a general preference for office and retail development.

Buildings abutting footpaths and major pedestrian links should cater for weather protection devices over the footpath to provide personal comfort, shade, rest, and improve street scape.

Legend

- Commercial
- Open Space
- Landscaped Roads, Public Transport Corridors and Public Access Areas
- Pedestrian/Cycle Access
- Significant Urban Design Axis
- Defined Flood Area

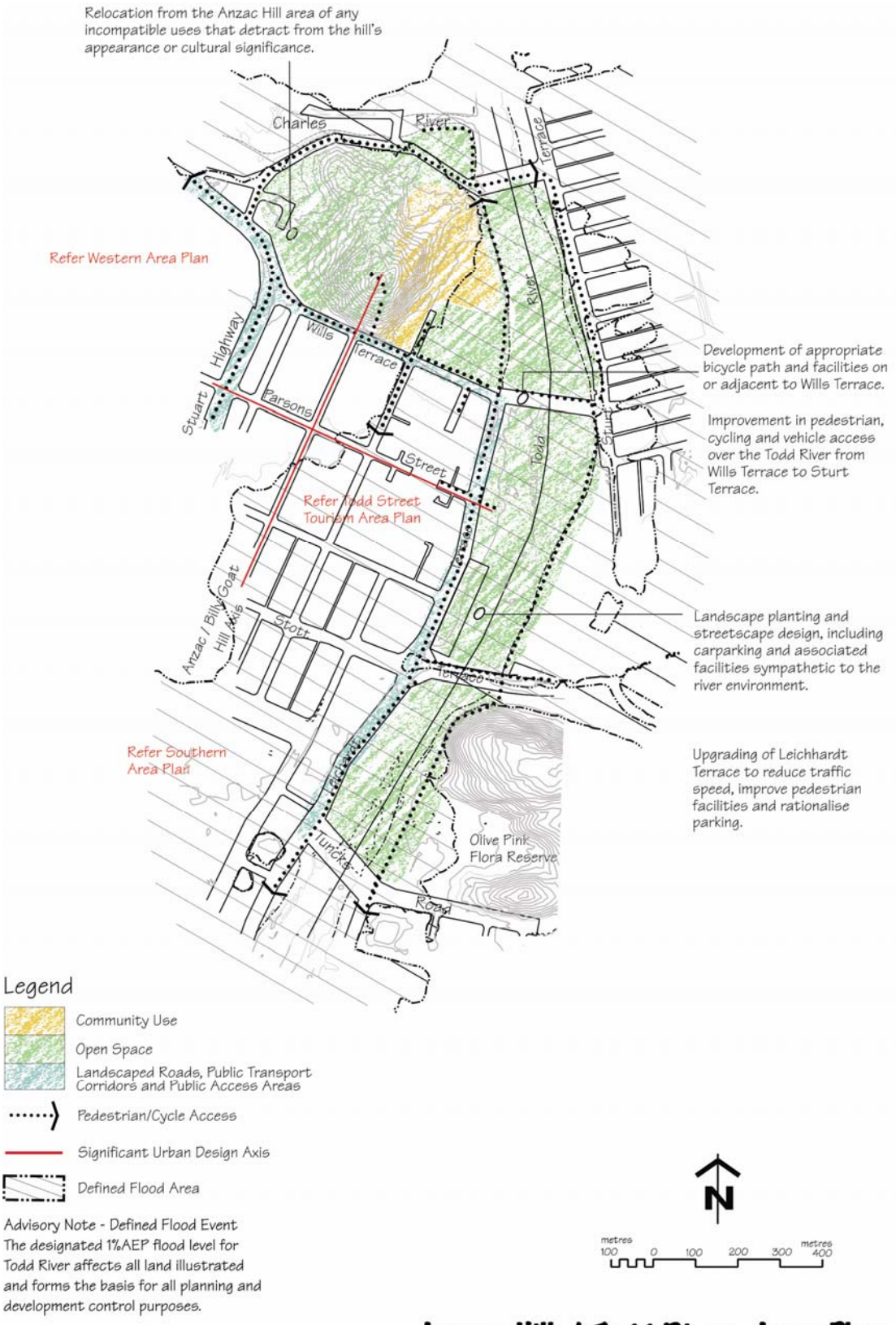
Advisory Note - Defined Flood Event
The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.

N

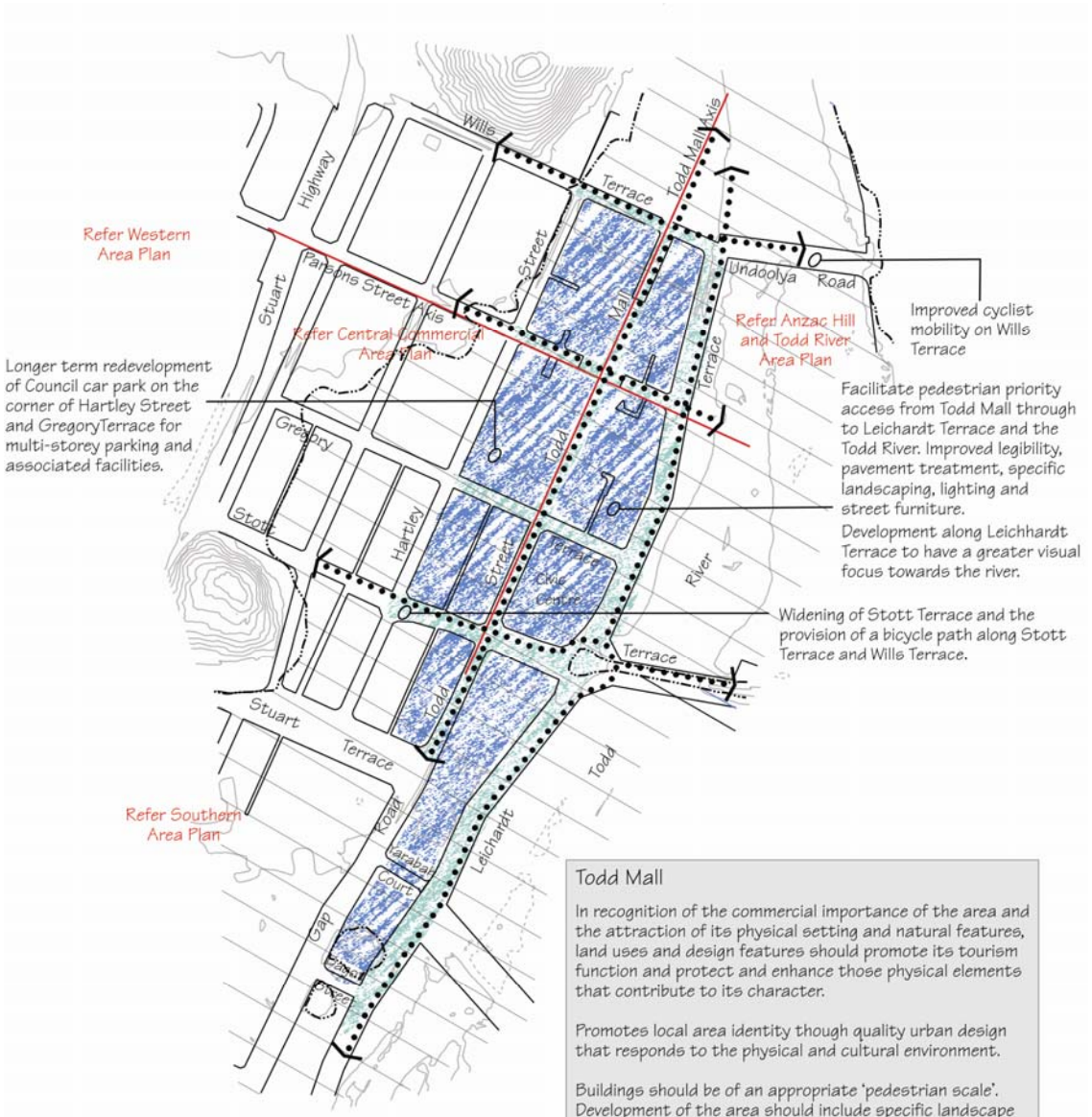
metres 100 0 50 100 150 200 metres

Central Alice Springs Commercial Area Plan

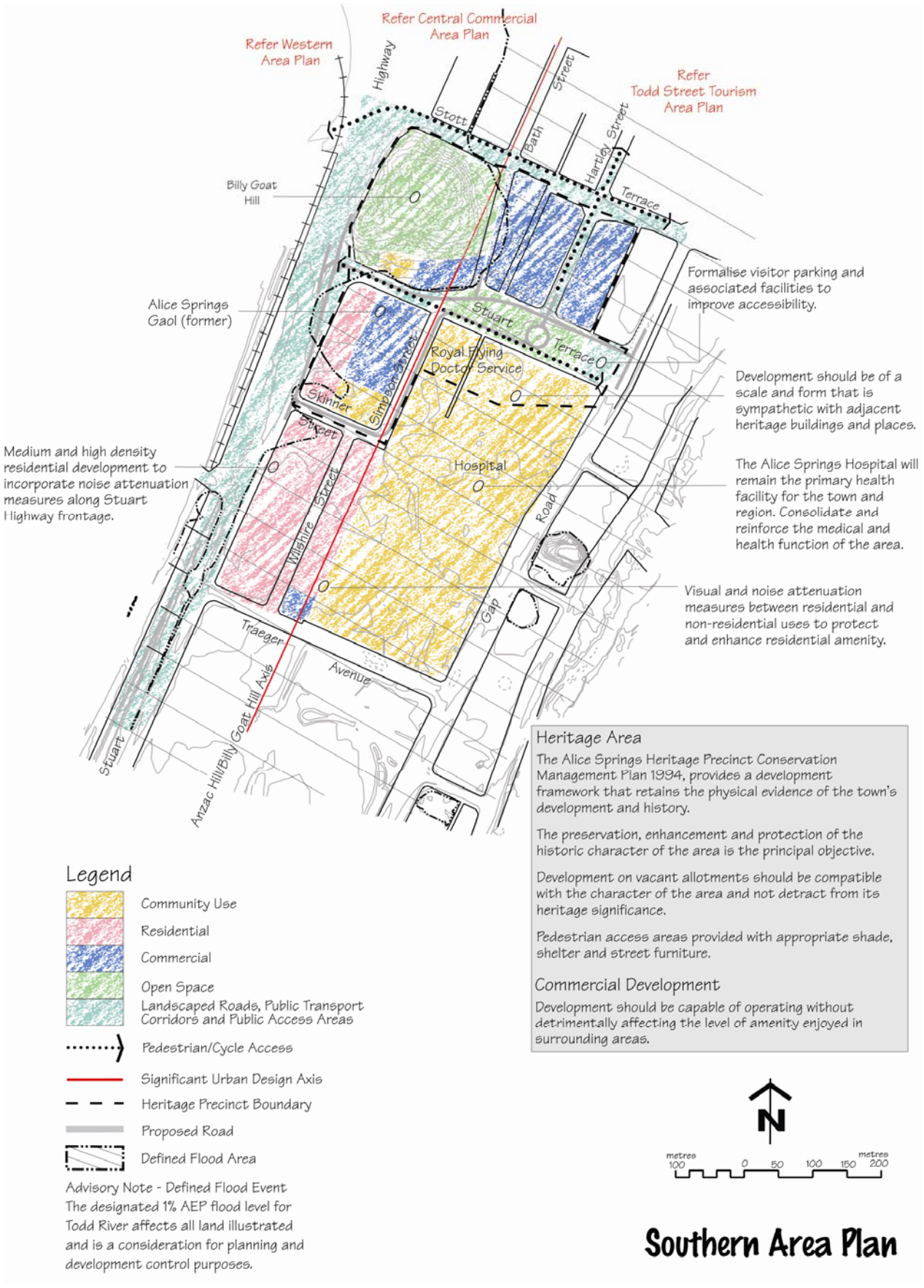
14.5 ANZAC HILL/ TODD RIVER AREA PLAN


Relocation from the Anzac Hill area of any incompatible uses that detract from the hill's appearance or cultural significance.
Charles
River
Terrace
Refer Western Area Plan
Highway
Stuart
Wills
Terrace
Parsons
Street
Todd
River
Development of appropriate bicycle path and facilities on or adjacent to Wills Terrace.
Improvement in pedestrian, cycling and vehicle access over the Todd River from Wills Terrace to Sturt Terrace.
Refer Todd Street Tourism Area Plan
Anzac / Billy Goat Hill Axis
Stott
Landscape planting and streetscape design, including carparking and associated facilities sympathetic to the river environment.
Refer Southern Area Plan
Upgrading of Leichhardt Terrace to reduce traffic speed, improve pedestrian facilities and rationalise parking.
Olive Pink Flora Reserve
Road
Legend
Community Use
Open Space
Landscaped Roads, Public Transport Corridors and Public Access Areas
Pedestrian/Cycle Access
Significant Urban Design Axis
Defined Flood Area
Advisory Note - Defined Flood Event
The designated 1%AEP flood level for Todd River affects all land illustrated and forms the basis for all planning and development control purposes.
N
metres
100 0 100 200 300 400
metres
Anzac Hill / Todd River Area Plan

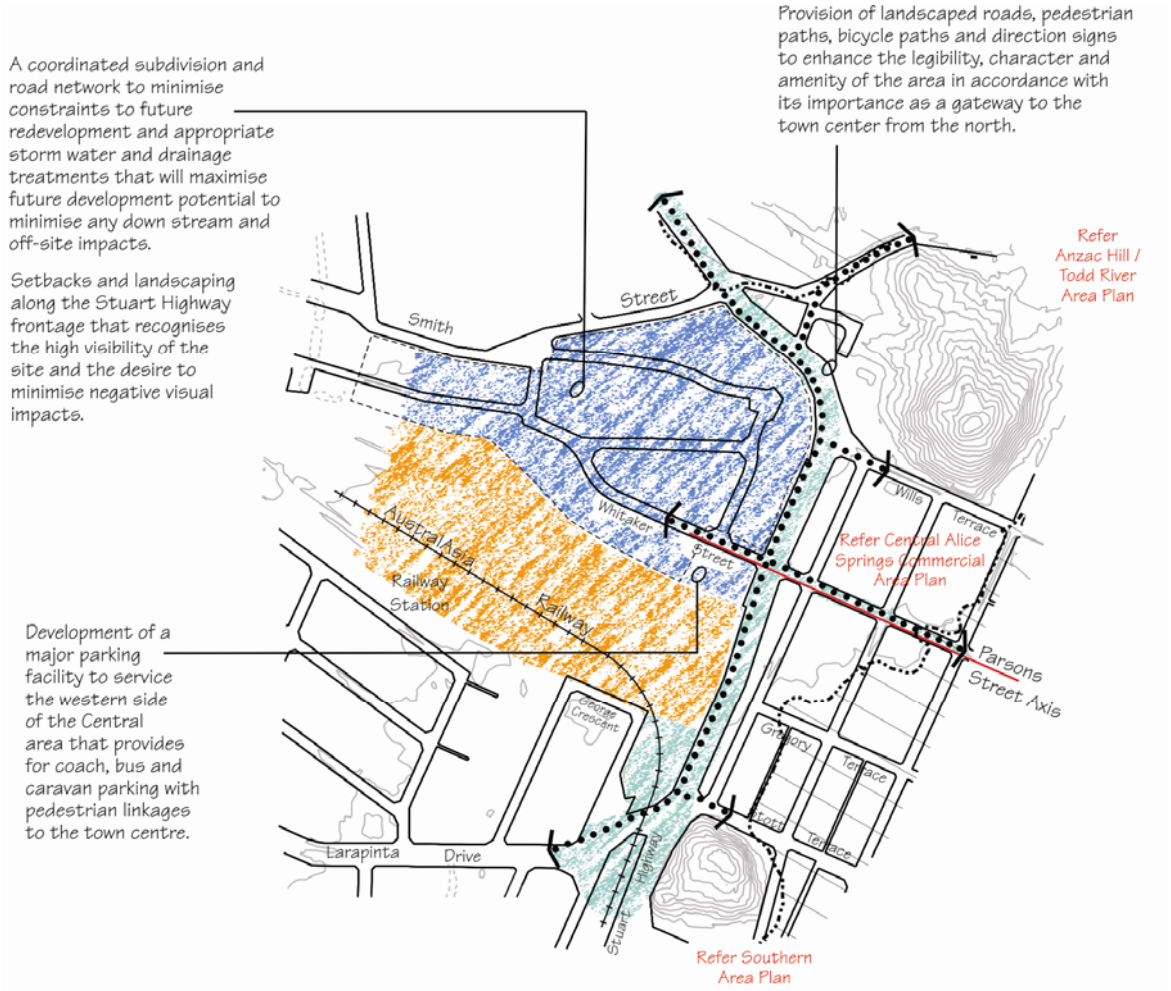
14.6 TODD STREET TOURISM AREA PLAN


Refer Western Area Plan
Refer Central Commercial Area Plan
Refer Anzac Hill and Todd River Area Plan
Refer Southern Area Plan
Longer term redevelopment of Council car park on the corner of Hartley Street and GregoryTerrace for multi-storey parking and associated facilities.
Improved cyclist mobility on Wills Terrace
Facilitate pedestrian priority access from Todd Mall through to Leichardt Terrace and the Todd River. Improved legibility, pavement treatment, specific landscaping, lighting and street furniture.
Development along Leichhardt Terrace to have a greater visual focus towards the river.
Widening of Stott Terrace and the provision of a bicycle path along Stott Terrace and Wills Terrace.
Wills Terrace
Todd Mall Axis
Parsons Street Axis
Undoolya Road
Todd Mall
Todd Street
Todd Terrace
Todd River
Stuart Highway
Gregory Terrace
Stott Terrace
Hartley Street
Civic Centre
Stuart Terrace
Todd Road
Leichardt Terrace
Todd Court
Todd Quay
Todd Mall
In recognition of the commercial importance of the area and the attraction of its physical setting and natural features, land uses and design features should promote its tourism function and protect and enhance those physical elements that contribute to its character.
Promotes local area identity though quality urban design that responds to the physical and cultural environment.
Buildings should be of an appropriate 'pedestrian scale'. Development of the area should include specific landscape treatments, community art, civic monuments and legibility through signage and architecture.
Stepped building heights along the Mall to provide a low rise building form at pedestrian level with successive upper floor levels setback from the street frontage is desirable.
Buildings abutting footpaths and major pedestrian links should cater for weather protection devices over the footpath to provide personal comfort, shade, rest, and improve streetscape.
Legend
Commercial
Landscaped Roads, Public Transport Corridors and Public Access Areas
Pedestrian/Cycle Access
Significant Urban Design Axis
Defined Flood Area
Advisory Note - Defined Flood Event
The designated 1%AEP flood level for Todd River affects all land illustrated and forms the basis for all planning and development control purposes.
N
metres 100 0 50 100 150 200 metres 250
Todd Street Tourism Area Plan

14.7 SOUTHERN AREA PLAN


Refer Central Commercial Area Plan
Refer Western Area Plan
Refer Todd Street Tourism Area Plan
Highway
Stott
Bath
Hartley Street
Terrace
Billy Goat Hill
Alice Springs Gaol (former)
Stuart
Terrace
Royal Flying Doctor Service
Simpson Street
Skinner
Street
Hospital
Road
Wilshire
Street
Gap
Traeger
Avenue
Billy Goat Hill Axis
Anzac Hill
Stuart
Formalise visitor parking and associated facilities to improve accessibility.
Development should be of a scale and form that is sympathetic with adjacent heritage buildings and places.
The Alice Springs Hospital will remain the primary health facility for the town and region. Consolidate and reinforce the medical and health function of the area.
Visual and noise attenuation measures between residential and non-residential uses to protect and enhance residential amenity.
Medium and high density residential development to incorporate noise attenuation measures along Stuart Highway frontage.
Heritage Area
The Alice Springs Heritage Precinct Conservation Management Plan 1994, provides a development framework that retains the physical evidence of the town's development and history.
The preservation, enhancement and protection of the historic character of the area is the principal objective.
Development on vacant allotments should be compatible with the character of the area and not detract from its heritage significance.
Pedestrian access areas provided with appropriate shade, shelter and street furniture.
Commercial Development
Development should be capable of operating without detrimentally affecting the level of amenity enjoyed in surrounding areas.
Legend
Community Use
Residential
Commercial
Open Space
Landscaped Roads, Public Transport Corridors and Public Access Areas
Pedestrian/Cycle Access
Significant Urban Design Axis
Heritage Precinct Boundary
Proposed Road
Defined Flood Area
Advisory Note - Defined Flood Event
The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.
N
metres 100 0 50 100 150 metres 200
Southern Area Plan

14.8 WESTERN AREA PLAN


Provision of landscaped roads, pedestrian paths, bicycle paths and direction signs to enhance the legibility, character and amenity of the area in accordance with its importance as a gateway to the town center from the north.
A coordinated subdivision and road network to minimise constraints to future redevelopment and appropriate storm water and drainage treatments that will maximise future development potential to minimise any down stream and off-site impacts.
Setbacks and landscaping along the Stuart Highway frontage that recognises the high visibility of the site and the desire to minimise negative visual impacts.
Development of a major parking facility to service the western side of the Central area that provides for coach, bus and caravan parking with pedestrian linkages to the town centre.
Refer Anzac Hill / Todd River Area Plan
Refer Central Alice Springs Commercial Area Plan
Refer Southern Area Plan
Parsons Street Axis
Smith Street
Whitaker Street
Wills Terrace
Todd Terrace
Gregory Terrace
Larapinta Drive
Stuart Highway
Railway Station
Railway
Australia
Cedar Crescent

Whitaker Street Commercial Area

This area is the preferred option for an expansion of the central business district function, but because the current central business district is capable of providing sufficient commercial floor space for the foreseeable future, this option is long term.

Interim development of the area will feature showrooms, service commercial and industries and warehousing uses with low development densities. High landscaping standards and ample provision for car parking and vehicle movement are desirable.

Development of a transport interchange that is integrated with existing and future road, rail and pedestrian links.

Legend

- Railway Use
- Commercial
- Landscaped Roads, Public Transport Corridors and Public Access Areas
- Pedestrian/Cycle Access
- Significant Urban Design Axis
- Defined Flood area

Advisory Note - Defined Flood Event
The designated 1% AEP flood level for Todd River affects all land illustrated and is a consideration for planning and development control purposes.

N

metres 100 0 100 200 metres 300

Western Area Plan

SCHEDULES

SCHEDULE 1

Schedule to Clause 2.4 - Specific Uses

Specific Uses – Alice Springs

SA1

Lot 7913 Stuart Highway, Town of Alice Springs.

1. The purpose of this zone is to facilitate the continuing access to Lot 274 and the provision of **car parking** associated with the use of Lot 7913.
2. With **consent**, the provision of access to Lot 274, (the Shell Depot), Town of Alice Springs and for short term parking of vehicles ancillary to the business carried on on that lot.

SA2

NT Portions 4097 to 4101 (inclusive) Petrick Road, Alice Springs.

1. The purpose of this zone is to facilitate the subdivision and use of the land so zoned.
2. Without **consent**, a single dwelling.
3. With **consent**:
   (a) **caretaker's residence**;
   (b) **home occupation**;
   (c) **multiple dwellings**;
   (d) **veterinary clinic**;
4. The land shall not be subdivided into more than five lots or into lots that are less than 5000m^2 in area.

SA3

Lots 9128 to 9146 (inclusive) and Lot 9282 Whittaker, McDonald and Colson Streets and Stuart Highway, Town of Alice Springs.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land for a range of commercial uses while ensuring a level of visual **amenity** appropriate to the location.
2. With **consent**:
   (a) **caretaker's residence**;
   (b) **car park**;
   (c) **hostel**;
   (d) **light industry**;
   (e) **motel**;
   (f) **plant nursery**;
   (g) **passenger termina**l;
   (h) **service station**;
   (i) **vehicles sales and hire**;
   (j) **warehouse**; or
   (k) the sale or hire from premises occupied by one business only and with a **floor area** of at least 500m^2, of:
      a. furniture, floor coverings, furnishings, household appliances, camping gear, automotive parts and accessories or items used for the carrying out of improvements to dwellings; or

b. materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, landscape gardening or primary production or for medical purposes or party hire;

where the area is not used for the sale or hire of any other class of goods provided that:

c. the minimum size of a lot after subdivision (other than a lot required for the purposes of a public utility) is to be 3000m2, with an average size of 3500m2; and

d. all buildings and structures are located in accordance with the table to this paragraph.

3. Lots which abut the Stuart Highway must incorporate a landscaped area equivalent to 12% of the **site** area and all other lots must incorporate a landscaped area equivalent to 15% of the **site** area.

4. Landscaping is to be located predominantly in the area between a building or structure and a street, but also along any boundary that is visible from the corridor of the AustralAsia Railway.

5. The area of the **site** covered by buildings or structures must not exceed 50% of the **site**.

Table to SA3 – Paragraph 2

Setback	
Stuart Highway frontages	6m
All other street frontages	9m
Side and rear	5m

SA4

Lot 9197 Smith Street, Town of Alice Springs.

1. The purpose of this zone is to facilitate the use and development of the land for **light industrial** purposes while ensuring a level of visual **amenity** appropriate to the location.

2. With **consent**, use and development in accordance with zone LI provided:

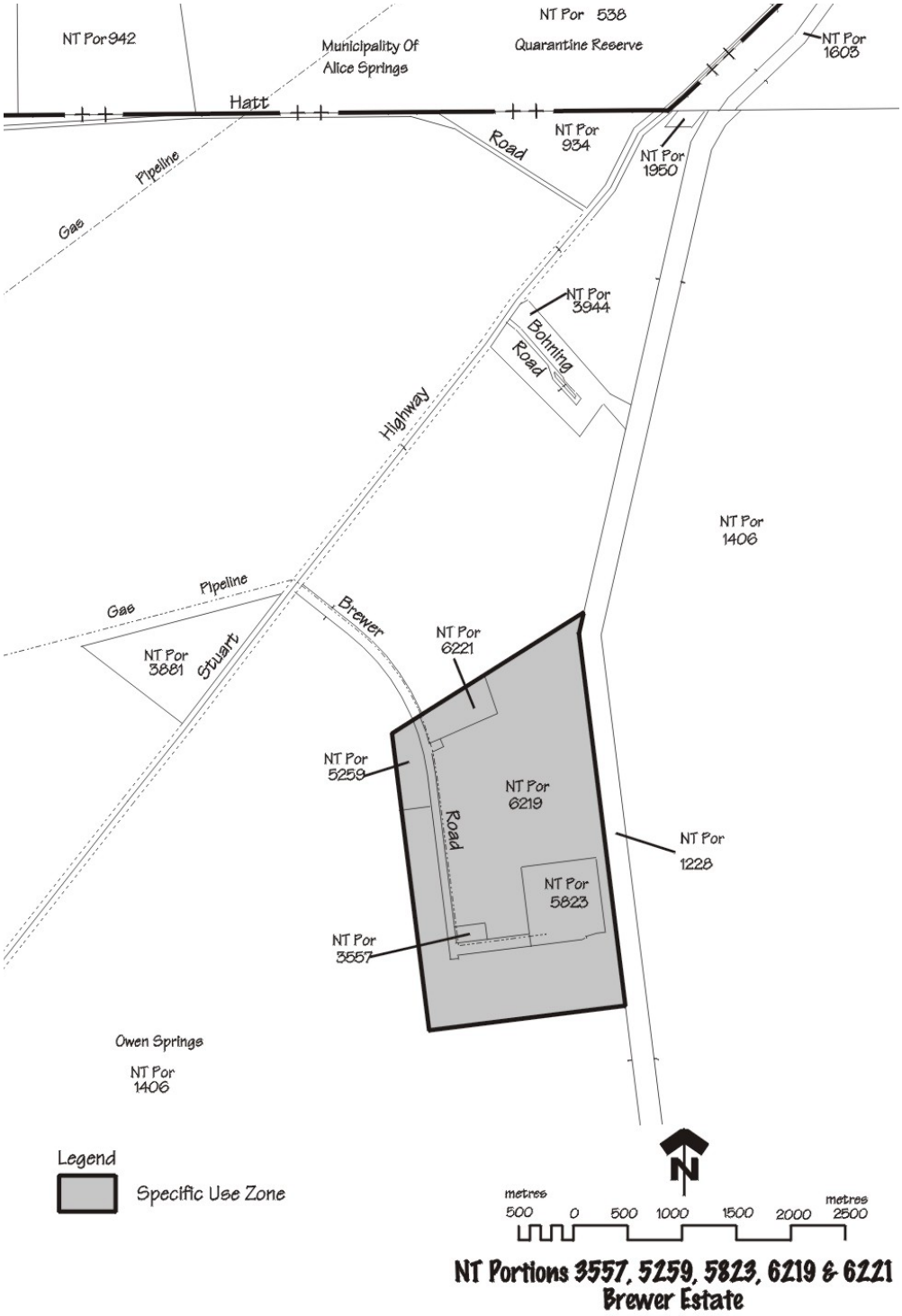
(a) the number of vehicular access points to Smith Street are minimised;

(b) landscaping is provided in a manner that recognises the high visibility of the land from Smith Street and parts of the corridor of the AustralAsia Railway and aims to achieve a high level of visual **amenity** for the area, particularly when viewed from those transport corridors; and

(c) the development incorporates adequate facilities for **car parking**.

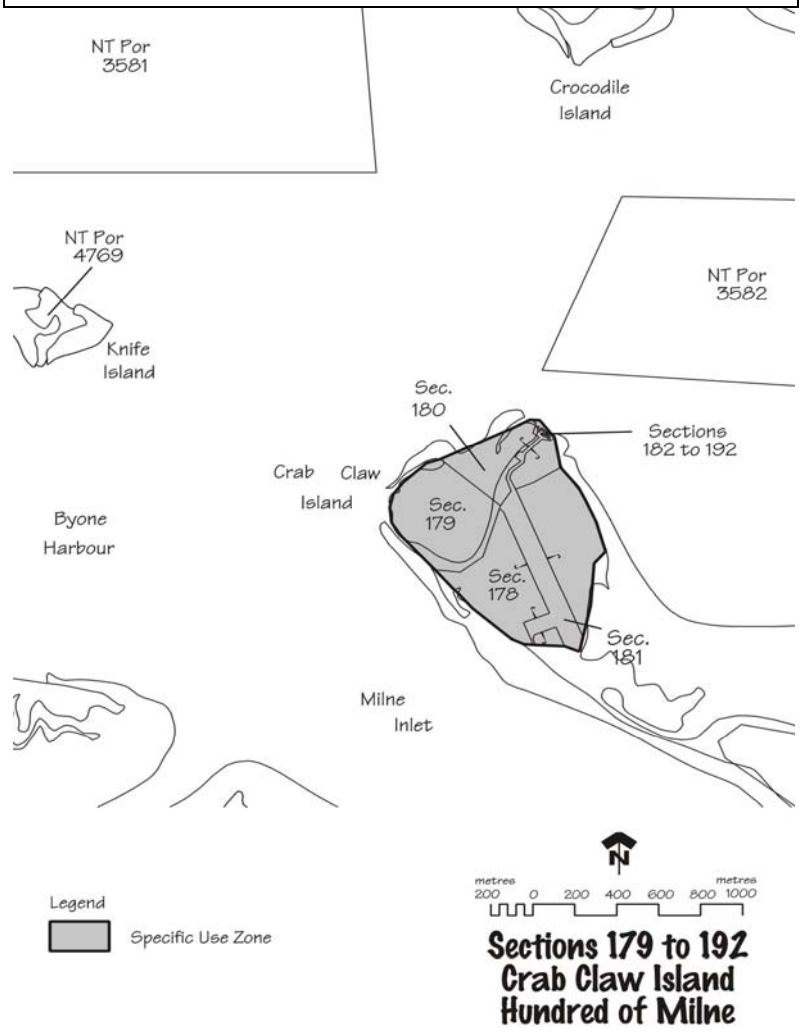
Specific Uses – Brewer Estate

SBE	NT Portions 3557, 5259, 5823, 6219 and 6221 Brewer Road south of Alice Springs. 1. The purpose of this clause is to facilitate the use and development of land primarily for industrial purposes that need to be isolated from other urban uses. 2. Any use or development of the land requires **consent**.



Specific Uses – Crab Claw Island

SCC	Sections 178 to 192 (inclusive) Hundred of Milne, Crab Claw Island. 1. The purpose of this clause is to ensure development of the land is consistent with the conservation of the natural environment of Crab Claw Island and the services and infrastructure that is available on the island. 2. Without **consent**, a **single dwelling**. 3. With **consent**, any other appropriate use or development. 4. Consistent with the conservation of the natural environment, the consent authority should, in respect of a proposed use or development, have regard to: (a) the intensity of the proposed use and its likely effect on the native flora and fauna on this and adjacent islands; (b) the extent to which the proposed use or development is appropriate to the land taking into account: i. the physical characteristics of the land; and ii. whether services and infrastructure (including but not limited to water, sewerage, gas, electricity and roads) will be adequate to support the intensity of the proposed use or development.



Specific Uses – Darwin

SD1

Lot 1869 Westralia Street, Stuart Park, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of community service activities and facilities.
2. A use or development in accordance with zone MD and with **consent**, a **community centre** and associated **offices** or a **hostel**.

SD2

Lot 7466 (129) Stuart Highway Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of community service activities and facilities.
2. With **consent**:
   (a) **hostel**;
   (b) **light industry**;
   (c) **offices**;
   (d) **place of worship**;
   (e) **plant nursery**;
   (f) **shop**;
   (g) units for aged persons;
   (h) **warehouse**; and
   (i) associated uses necessary for the rehabilitation of clients.

SD3

Lot 3327 Hudson Fysh Avenue, Ludmilla, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. A use or development in accordance with zone C and with **consent**:
   (a) a maximum of two **shops**;
   (b) **single dwelling**;
   (c) **home occupation**; and
   (d) **office**.

SD4

Lots 9585, 6191 and 8634 Bagot Road, Millner, Town of Nightcliff.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Subject to paragraphs 3, 4 and 5 and with **consent**, **showroom sales** in the "homemaker" theme together with:
   (a) **caretaker's residence**;
   (b) **child care centre**;
   (c) **leisure and recreation**;
   (d) market;
   (e) **medical clinic**;
   (f) **multiple dwellings**;
   (g) **office**;
   (h) **plant nursery**;
   (i) **restaurant**;
   (j) **shop**; and
   (k) **veterinary clinic**;
3. A **shop** shall not exceed a **floor area** of 300m^2.
4. The buffer zone along the southern boundary of Lot 8634 adjacent to the Brayshaw Crescent residential area shall be maintained with suitable vegetation.
5. The eastern boundary of Lot 8634 shall be developed as a **plant nursery** to ensure there is a landscaped buffer adjacent to the Millner primary school.

SD5

Lot 9240 Bagot Road, Millner, Town of Nightcliff.

1. The purpose of this zone is to facilitate the use and development of the land for a range of commercial uses of restricted floor space.
2. With **consent**:
   (a) a showroom having a **floor area** of approximately 180m^2;
   (b) a supermarket having a **floor area** of approximately 2800m^2;
   (c) four **warehouses** having a **floor area** of approximately 260m^2 each; and
   (d) a **car park** of approximately 170 **car parking spaces**.

SD6

Lots 7332 and 7333 Gregory Street Parap, Town of Darwin.

1. The purpose of this zone is to facilitate the use of the site for a telecommunications installation.
2. The land may be used with **consent** for the purpose of a maritime communications station and ancillary facilities.

SD7

Lots 3376 and 3377, 6520, 3380 and 7456 Stuart Highway, Parap, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a limited range of residential and commercial activities.
2. Without **consent** but subject to paragraph 4:
   (a) **caretaker's residence**;
   (b) **community centre**;
   (c) **medical clinic**;
   (d) **plant nursery**;
   (e) **supporting accommodation**; and
   (f) **veterinary clinic**.
3. With **consent** but subject to paragraph 4:
   (a) a gallery or museum, providing the building has a **plot ratio** not exceeding 1;
   (b) a **hostel**, providing the building has a **plot ratio** not exceeding 0.75;
   (c) **offices** for the provision of non-industrial services (other than medical services) including but not limited to mercantile, legal, financial, administrative or clerical services, providing the building has a **plot ratio** not exceeding 1;
   (d) a building for the sale or hire of furniture, floor coverings, furnishings, household appliances, camping gear or materials, tools, equipment or machinery for use in industry, commerce, the building or automotive trades, landscape gardening or primary production, medical purposes or party hire, providing the building has not less than $300m^2$ **floor area** and is occupied by one tenant only; and
   (e) **vehicles sales and hire**.
4. A use or development for a purpose specified in paragraphs 2 or 3 is subject to the following conditions:
   (a) a wall or solid wall fencing shall be erected or dense screen planting installed along the rear boundary (being the boundary furthest from the Stuart Highway) of each lot within the zone, so as to provide an effective visual barrier between those lots and lots outside the zone;
   (b) there is no vehicular or pedestrian access from Jones Place or White Crescent to a lot within the zone;

(c) air conditioning plant and other equipment within the zone which generates noise that may be heard by persons outside the lot is sited, and sound baffles or other structures that minimise noise shall be installed so as to minimise that noise;

(d) a 3m wide landscape strip which has been planted with vegetation is provided along the Stuart Highway frontage of all lots within the zone; and

(e) the car parking requirements within this zone in respect of a use or development referred to in:

i. sub-paragraph 3(a) – are to accord with the requirements in respect of an **education establishment**; and

ii. sub-paragraph 3(d) – are to accord with the requirements in respect of a building used or developed for **showroom sales**.

SD8

Lot 1812 Mackillop Street, Parap, Town of Darwin.

1. The purpose of this zone is to expand the range of permissible uses of the land to include a **hostel** and **caretaker's residence**.
2. A use or development in accordance with zone SD and with **consent**, a **hostel** and a **caretaker's residence** provided:

(a) there are not more than 20 habitable rooms in the **hostel**; and

(b) no building on the land exceeds two **storeys** in height.

SD9

Fisherman's Wharf locality, Stuart Park, Town of Darwin.

1. The purpose of this zone is to encourage the expansion of the existing waterfront and maritime industrial activities and the development of a mixed use area of residential, industrial and commercial uses that are related to the waterfront.

2. Subject to paragraphs 3 – 8 (inclusive) and with **consent**:

   (a) **caretaker's residence**;
   (b) **car park**;
   (c) **child care centre**;
   (d) **community centre**;
   (e) convention centre;
   (f) **education establishment**;
   (g) **hostel**;
   (h) **home occupation**;
   (i) **hotel**;
   (j) **leisure and recreation**;
   (k) **licensed club**;
   (l) **light industry**;
   (m) maritime and waterfront industry
   (n) market;
   (o) **medical clinic**;
   (p) **motel**;
   (q) **multiple dwellings**;
   (r) **office**;
   (s) research centre;
   (t) **passenger terminal**;
   (u) **restaurant**;
   (v) **service station**;
   (w) **shop**;
   (x) **single dwelling**;
   (y) **showroom sales**;
   (z) **warehouse**.

3. Subject to paragraph 4, buildings north of the mooring basin lock are limited to two **storeys** above ground level.

4. A building of three **storeys** above ground level may be permitted north of the mooring basin lock to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.

5. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.

6. Setbacks for **residential buildings** are to:

   (a) ensure no overlooking of adjoining properties; and
   (b) have regard to and accommodate the prevailing breezes.

7. A building, structure or development is to be designed and constructed to be compatible with the surrounding environment having regard to:
   (a) the type and colour of materials; and
   (b) the bulk and height;
   (c) of the building, structure or development, so as to reduce the visual impact of commercial and industrial buildings in the landscape when viewed from residential areas and public roads.
8. A development is to consider and be compatible with the uses in neighbouring areas.

SD10

Dinah Beach locality, Stuart Park, Town of Darwin

1. The purpose of this zone is to encourage the development of a mixed use area of medium density residential and commercial uses that are related to the waterfront and a limited expansion of the existing waterfront and maritime industrial activities.
2. With **consent**:
   (a) **caretaker's residence**;
   (b) **community centre**;
   (c) **hostel**;
   (d) **hotel**;
   (e) **leisure and recreation**;
   (f) **licensed club**;
   (g) maritime and waterfront industry;
   (h) market;
   (i) **medical clinic**;
   (j) **motel**;
   (k) **multiple dwellings**;
   (l) **office**;
   (m) **passenger terminal**;
   (n) **restaurant**;
   (o) **shop**;
   (p) **single dwelling**; and
   (q) **showroom sales**.
3. Buildings or structures are not to cover more than 50% of each lot at ground level.
4. Subject to paragraph 5, buildings are to be limited to two **storeys** above ground level.
5. A building of three **storeys** above ground level may be permitted to allow for variation in the roofline in the area if the development does not have a significant adverse impact on the **amenity** enjoyed by the residents of the established areas of Stuart Park.
6. Setbacks for waterfront and maritime industrial buildings are to be in accordance with clause 9.1.1.
7. Setbacks for **residential buildings** are to:
   (a) ensure no undue overlooking of adjoining properties; and
   (b) have regard to and accommodate the prevailing breezes.

SD11

Part Lots 4579 and 4580 Rapid Creek Road, Lots 4598, 8708, 9454, 9723, 9738, 9739, 9757, 9759, 9761, 9763, 9765, 9767 and 9769 Freshwater Road, Town of Nightcliff being land adjacent to Rapid Creek between Trower and McMillans Roads.

1. The purpose of this zone is to facilitate the use and development of the land for a range of uses consistent with the non-urban character and **amenity** of the area so zoned.

2. In accordance with the provisions of zone RL and without **consent**:

   (a) **dependant unit**;

   (b) **group home**;

   (c) **home occupation**;

   (d) **retail agricultural stall**;

   (e) **single dwelling**;

3. In accordance with the provisions of zone RL and with **consent**:

   (a) **agriculture**;

   (b) **animal boarding**;

   (c) **bed and breakfast accommodation**;

   (d) **caretaker's residence**;

   (e) **education establishment**;

   (f) **leisure and recreation**;

   (g) **medical consulting rooms;**

   (h) **plant nursery**;

   (i) **research centre**;

   (j) **restaurant**;

   (k) **rural industry**;

   (l) **stables**;

   (m) **supporting accommodation;**

   (n) **veterinary clinic**.

4. A lot may only be subdivided if each lot that is created by the subdivision:

   (a) is approximately 1ha in area; and

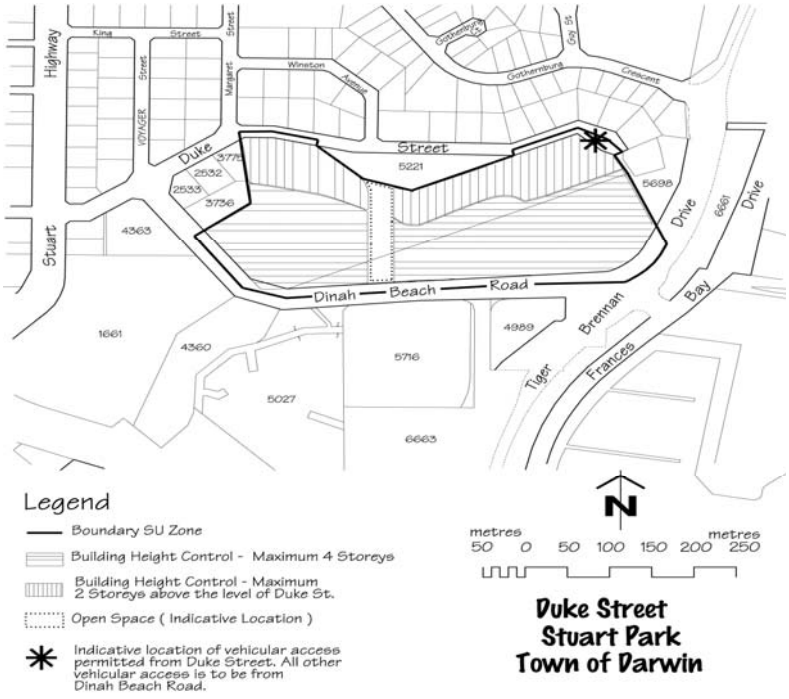
   (b) contains at least 1000m^2 of land above the level of the 1.0% AEP flood event specified in the *Rapid Creek Flood Study* (Connell Wagner – May 1999) in relation to the land.

See clause 2.8

SD12

Lot 7491 and Building Development Parcel 7427 and Building Lots 7428, 7429 and 7430 and Building Development Parcel 7562 and Building Lots 7563, 7564, 7565 and 7566, Dinah Beach Road and Duke Street, Stuart Park, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for medium density residential purposes.
2. Subject to paragraphs 3 – 7 (inclusive) and with **consent**:
   - (a) **child care centre**;
   - (b) **community centre**;
   - (c) **education establishment**;
   - (d) **group home**;
   - (e) **hostel**;
   - (f) **home occupation**;
   - (g) **hotel**;
   - (h) **medical consulting rooms**;
   - (i) **motel**;
   - (j) **multiple dwellings**;
   - (k) **place of worship**;
   - (l) **restaurant**;
   - **(m) single dwelling;**
   - (n) **shop**;
   - (o) **supporting accommodation**.
3. Building heights, open spaces and vehicular access are to be in accordance with the diagram to this clause.
4. Buildings must not cover more than 50% of each **site**.
5. Not less than 30% of each **site** is to be landscaped.
6. Landscaping plans are to be submitted with each development application.
7. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and located where possible on streets other than main streets.



SD13

Lot 6738 (11) Villaflor Crescent, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for a range of purposes while restricting the height of future development.
2. In accordance with the provisions of zone MR and with **consent**:
   - (a) **bed and breakfast accommodation**;
   - (b) **community centre**;
   - (c) **dependant unit**;
   - (d) **group home**;
   - (e) **home occupation**;
   - (f) **hospital**;
   - (g) **hostel**;
   - (h) **leisure and recreation;**
   - (i) **medical consulting rooms**;
   - (j) **motel**;
   - (k) **multiple dwellings**;
   - (l) **place of worship**;
   - (m) **restaurant**;
   - (n) **retail agricultural stall**;
   - (o) **single dwelling**;
   - (p) **supporting accommodation**;
3. provided that no building exceeds three **storeys** in height.

SD14

Lot 5648 and proposed Lot 5976 East Point, Fannie Bay, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land for marine related activity.
2. With **consent**:
   - (a) boat construction, service and maintenance;
   - (b) the sale of boats, boat spare parts and ancillary items and of water sports equipment;
   - (c) dry boat storage; and
   - (d) **caretaker's residence**.

SD15

Lots 7467 and 7468 (10 and 14) Salonika Street, Town of Darwin.

1. The purpose of this zone is to facilitate the use and development of the land primarily for residential purposes providing opportunities for complementary commercial and ancillary activities.
2. A use or development is to contribute to the development of the Gardens Hill area as an integrated and harmonised mixed use area by:
   (a) comprising residential and commercial activity incorporating public open space;
   (b) taking advantage of outlooks and physical connections to surrounding precincts; and
   (c) the creation of a land mark development through definitive streetscaping and quality architecture.
3. With **consent**, and subject to paragraphs 4 to 13 inclusive:
   (a) **bed and breakfast accommodation;**
   (b) **caretaker's residence;**
   (c) **child care centre;**
   (d) **community centre;**
   (e) **convention centre;**
   (f) **dependant unit;**
   (g) **home occupation;**
   (h) **hospital;**
   (i) **hostel;**
   (j) **hotel;**
   (k) **licensed club;**
   (l) **medical consulting rooms;**
   (m) **medical clinic;**
   (n) **motel;**
   (o) **multiple dwellings;**
   (p) **office;**
   (q) **place of worship**;
   (r) research centre;
   (s) **restaurant;**
   (t) **shop;**
   (u) **showroom sales;**
   (v) **single dwelling;**
   (w) **supporting accommodation;**
   (x) **veterinary clinic.**
4. A development application for a use or development specified above is to include:
   (a) a master plan for development of the **site**;
   (b) a staging plan for the proposed development;
   (c) information regarding the timeframes for development and the provision of shared facilities to the **site**; and
   (d) an interface management strategy which addresses the relationship of the proposed land uses with adjoining existing land uses and in the case of the Salvation Army site, possible future expansion of activities on that **site**.

5. Buildings shall not cover more than 50% of the **site**.
6. Buildings or structures on the **site** are to provide for variations in the roofline and heights of buildings and be limited to a maximum of six **storeys** for **sites** of less than 5000m^2 in area and four **storeys** for **sites** less than 2500m^2 in area.
7. Buildings to a maximum height of 8 **storeys** may be permitted if the development demonstrates special architectural merit and makes a positive contribution to the future **amenity** and identity of the locality.
8. Setbacks to commercial development are to:
   (a) ensure privacy for residential development on the **site** and adjoining **sites**;
   (b) be cognisant of the impacts of and on adjoining land uses; and
   (c) provide appropriate **amenity** for the streetscape.
9. All car parking is to be screened from the street, preferably in basement **car parks** and where car parking is not under cover, shade landscaping is to be incorporated into the design of the **car parking areas**.
10. Loading and unloading areas for commercial developments are to be screened from passing traffic and pedestrians and are to be accessed from Salonika Street.
11. Any perimeter fencing is to be unobtrusive and complement the streetscape by:
    (a) providing a link between differing buildings and structures; and
    (b) facilitating appropriate pedestrian connections through, to and from the **site**.
12. Lighting is to be designed and constructed to ensure compatibility with any residential use on the land and to prevent overspill to adjoining properties.
13. Buildings or works are to be designed and constructed to be compatible with the surrounding environment having regard to:
    (a) the topography and relationship to adjoining land uses;
    (b) the impact of the bulk and height of buildings or structures on development of an identity for the area and the visual impact when viewed from other precincts;
    (c) the need to create a pedestrian scale at ground level and develop pedestrian connections within the precinct and to other precincts and land uses; and
    (d) the type and colour of materials.

SD16

Lot 7425 Bayview Boulevard, Town of Darwin.

1. The purpose of this zone is to ensure the land is developed and maintained for the purpose of a **car park** to the benefit of development on Lot 5988 (proposed Lot 6242) Town of Darwin.

2. With **consent** a ground level **car park** with approximately 40 car parking spaces provided the **car park** is used for the purposes of the part of Lot 5988 that is proposed Lot 6242 and landscape buffers are established to protect the **amenity** of the road reserve and of Lots 7353 and 7354, Town of Darwin.

SD 17

Lot 9793 Lee Point Road, Town of Nightcliff.

1. The purpose of this zone is to facilitate the subdivision, use and development of the land as a residential estate.
2. With **consent** land within this zone may be developed for the purpose of a residential subdivision if:
   (a) the development application to subdivide the land is accompanied by a drawing indicating the proposed land use and zoning of each lot and a report indicating the stage at which an application will be made to rezone each lot and that drawing will form part of any development permit for subdivision; and
   (b) not more than 7.7 hectares (10% of the subdivision area) is developed for either **multiple dwellings** and a further 3 hectares (4% of the subdivision area) may be developed for **multiple dwellings** with no more than two **dwellings** on a single lot.
3. The purpose of this paragraph is to ensure residential subdivisions contain lots of a size, configuration and orientation suitable for residential purposes.

   Land within this zone may be subdivided to accommodate **single dwellings** on lots less than 800m^2 if the minimum lot size throughout the zone will be at least 600m^2 and the average lot size will be at least 700m^2.

   The subdivision design is expected to:

   (a) provide that lots have sufficient area and appropriate dimensions to provide for the proposed density of developments including **dwellings**, vehicle access, parking and ancillary buildings;
   (b) provide that lots are oriented to allow **dwellings** to take advantage of environmental conditions such as prevailing breezes and sunlight;
   (c) provide that potential land use conflicts are minimized by taking account of the visual and acoustic privacy of residents;
   (d) provide that where there are lots for **multiple dwellings** the lots are:
      (i) distributed in small groups capable of being serviced by public transport;
      (ii) in close proximity to public open space and with adequate access to community facilities and services; and
      (iii) not located in a cul-de-sac.
   (e) incorporate a distributor road network that is designed to accommodate through traffic and discourage excessive speed, with roundabouts as the preferred traffic control device at cross intersections;
   (f) incorporate residential streets designed for low traffic speeds, giving priority to the needs of pedestrians;

(g) incorporate street networks capable of accommodating safe and convenient bus routes with stops within 400 metre radius of a majority of **dwellings**;

(h) incorporate pedestrian and cycle links;

(i) connect to paths in adjacent areas and between areas of public open space;

(j) promote user safety and provide links to schools, commercial facilities and public transport services;

(k) protect service infrastructure by providing or preserving easements; and

(l) provide a minimum of 7.7ha (10% of the subdivision area) as public open space which:

(i) ensures the majority of **dwellings** are within 400m walking distance of a neighbourhood park with a minimum area of 3200m^2;

(ii) incorporates recreational open space in larger units available for active leisure pursuits; and

(iii) is designed to provide a safe environment for users by allowing clear views of the open space from surrounding buildings or passing vehicles.

4. Without **consent** a lot may be developed for the purposes of a **single dwelling** if the **dwelling** does not exceed 8.5m in height and there is no space capable of being occupied in that part of the building that exceeds a height of 7m.

5. With **consent** a lot may be developed for the purpose of **multiple dwellings** if:

(a) the development is in accordance with the provisions of zone MD; and

(b) the lot has been identified as a site for **multiple dwellings** on a subdivision plan approved by a development permit.

6. The purpose of this paragraph is to promote site-responsive designs for **multiple dwellings,** that are pleasant for the occupants and do not unreasonably affect the use and enjoyment of adjacent land.

Building design should:

(a) locate development on the **site** for correct solar orientation;

(b) minimise expanses of walls by varying building heights, setbacks and façades;

(c) avoid visibly flat roofs and be consistent with the parapet height where this is a predominant design element in the locality;

(d) conceal service ducts, pipes, air conditioners, air conditioning plants etc;

(e) avoid overlooking of private open spaces and **habitable rooms** of adjacent residences on the same and adjacent **sites**;

(f) locate bedrooms and private open spaces away from noise sources;

(g) control its own noise sources and minimise the transmission of noise between **dwellings**;

(h) where close to high noise sources (such as busy roads and airport flight paths), be of appropriate acoustic design and construction;

(i) balance the achievement of visual and acoustic privacy with passive climate control features;

(j) allow breeze penetration and circulation; and

(k) minimise use of reflective surfaces.

7. The purpose of this paragraph is to ensure that suitable areas for communal open space are provided for multiple dwellings.

   Where the proposed use is **multiple dwellings** a minimum of 15% of the **site**, being not less than 6 metres wide at any point, should be communal open space.

8. The design of the communal open space is to have regard to:

   (a) the overall **dwelling** density proposed for the **site**;

   (b) the proximity and quality of alternative private or public open space;

   (c) the need to clearly distinguish communal open space from private and public open space and the need to maintain the reasonable privacy of nearby **dwellings**;

   (d) the type of activities provided for and the hours of operation of communal facilities;

   (e) the projected needs of children for outdoor play;

   (f) the provision of landscaping and shade;

   (g) safety issues including lighting and informal surveillance;

   (h) on-site traffic circulation; and

   (i) future maintenance and management requirements.

9. With **consent** land within this zone may be developed for the following purposes:

   (a) temporary sales office;

   (b) display homes;

   (c) **child care centre**;

   (d) **educational establishment**;

   (e) **community centre**;

   (f) **sports and recreation**;

   (g) **medical clinic**;

   (h) convenience shops; and

   (i) **service station**;

   provided the development is consistent with the drawing approved under paragraph 2.

Specific Uses – Katherine

SK1	Lot 3009 and part Lots 3008, 3010, 3011, 3012, 2386, 2698 to 2701, 2787, 2789 to 2793 and 2795 Katherine East, Town of Katherine. The purpose of this zone is to facilitate the use and development of the land for suburban residential purposes. With **consent**, subdivision and development for suburban residential purposes.
SK2	Lot 470 Gwendoline Drive and Fogarty Street, Town of Katherine. With consent, a **motel** and **restaurant**.
SK3	Lots 545 and 546 Victoria Highway, Town of Katherine. With **consent**, a backpackers **hostel** and a **single dwelling**.

Specific Uses – King Ash Bay

SKA

NT Portions 3898 and 3899, Batten Road, King Ash Bay locality.

1. The purpose of this zone is to provide for the orderly and appropriate use of the King Ash Bay Crown lease having regard to:
   (a) the likelihood of inundation due to flooding and or storm surge;
   (b) potential detrimental impacts on the environment;
   (c) the availability of potable water;
   (d) the provision of appropriate infrastructure to safeguard human health; and
   (e) isolation from community services and facilities.
2. Land within the area designated on the map "King Ash Bay" as "Development Area" may be used or developed for any of the following purposes:
   (a) without **consent**:
      i **bed and breakfast accommodation;**
      ii **home occupation;**
   (b) with **consent:**
      i. **caravan park;**
      ii. **clearing of native vegetation;**
      iii. **community centre;**
      iv. **hostel;**
      v. **licensed club;**
      vi. **restaurant;**
      vii. **service station;**
      viii. sheds or other structures not capable of being occupied as a **dwelling**; or
      ix. **shop**.
3. Notwithstanding paragraph 2(b)(i) and the definition of **caravan park**, cabins other than for commercial purposes are prohibited.
4. Land shown on the King Ash Bay map other than described as "Development Area" may be used or developed:
   (a) without **consent** as an airstrip; and
   (b) with **consent**:
      i. **caravan park**;
      ii. **clearing of native vegetation**.
5. Notwithstanding paragraph 4(b)(i) of this schedule and the definition of **caravan park**, permanent structures are prohibited on the land described in that paragraph.
6. A use or development for a purpose specified in paragraphs 2 and 4 of this schedule is subject to the following conditions:

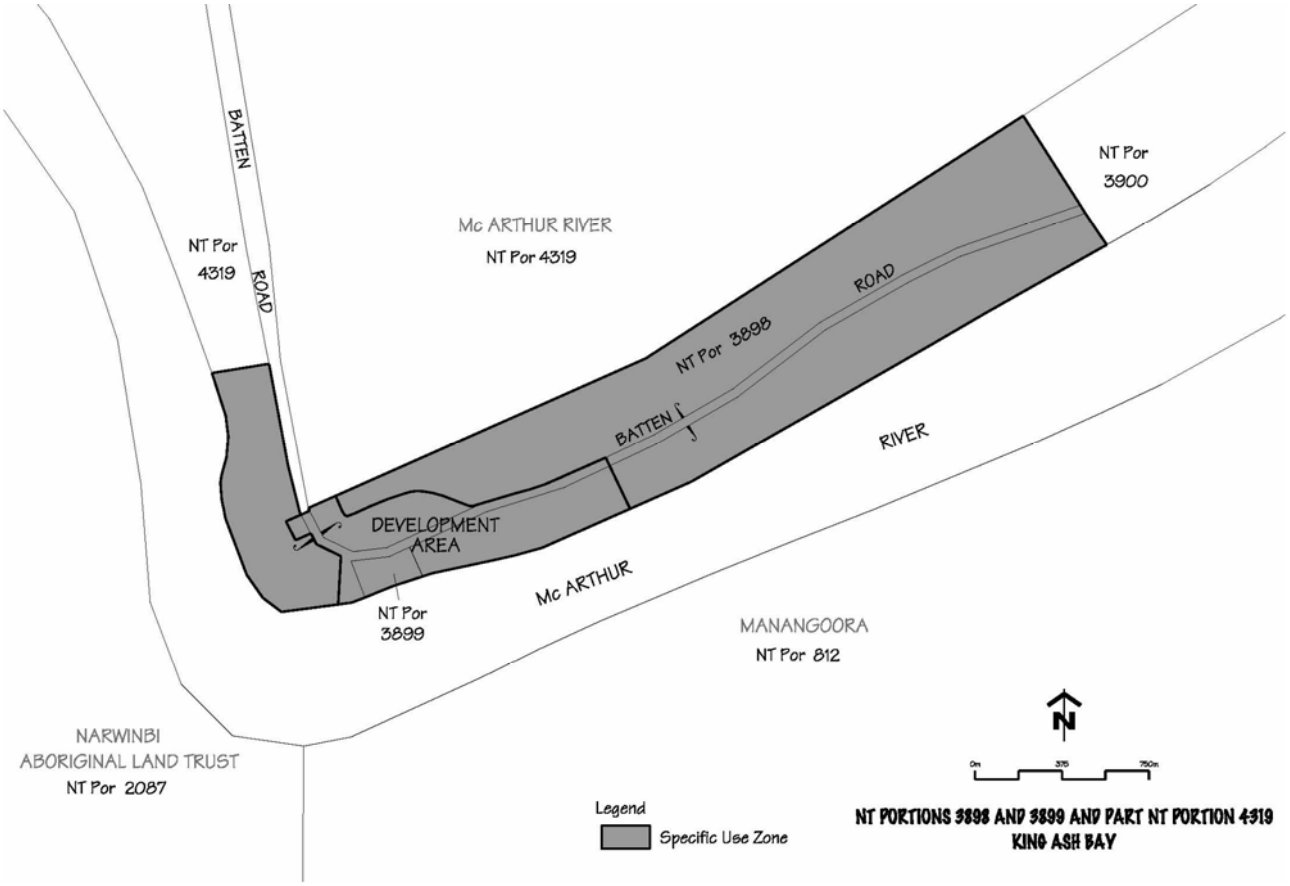
(a) any development on existing sites facing the river is to incorporate appropriate erosion control measures;

(b) no future development shall be located on land sloping towards the river or within 50m of a watercourse;

(c) appropriate sanitation and waste disposal facilities are provided.

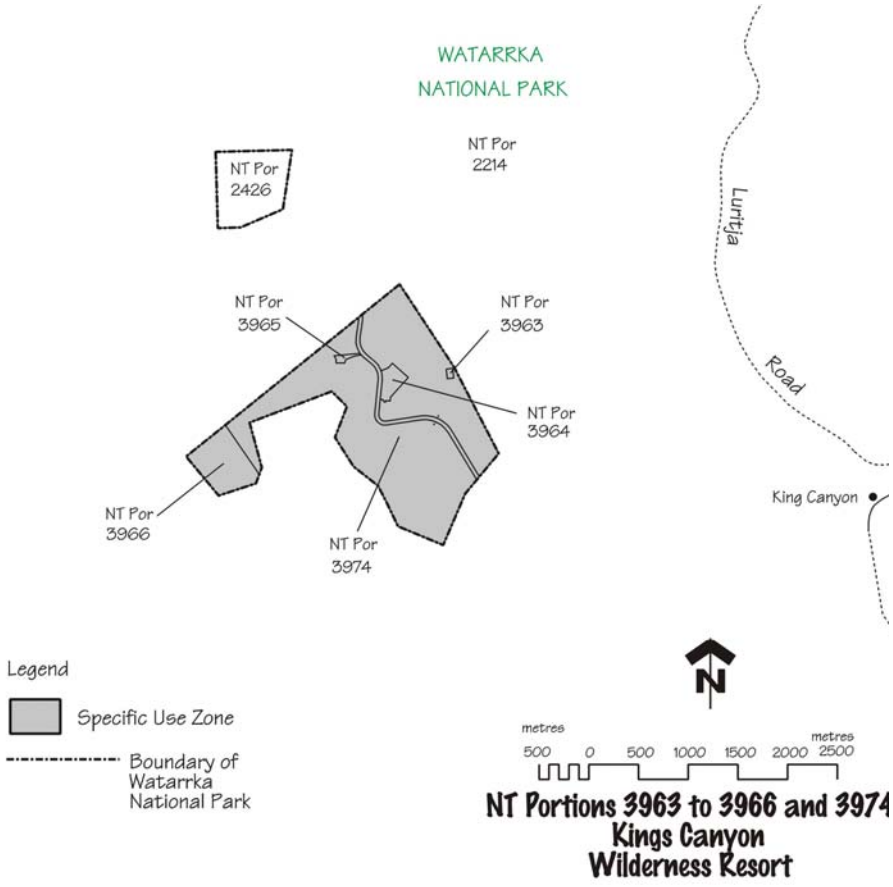
7. The placement of any structure (including a **demountable structure**) other than in accordance with paragraphs 2 or 4 of this schedule is prohibited.

8. A tent, **caravan**, motor home or the like described in paragraphs 2 and 4 of this schedule must be capable of immediate removal at all times.



Specific Uses – Kings Canyon

SKC	NT Portions 3963 to 3966 (inclusive) and 3974, Kings Canyon Wilderness resort. 1. The purpose of this zone is to ensure development of the land as a tourist resort is consistent with the conservation of the natural environment. 2. With **consent**, use and development for a wilderness resort that may provide for the accommodation of visitors (including space for camping or the parking of **caravans**) together with all or any ancillary or associated facilities or services. 3. Consistent with the conservation of the natural environment, the consent authority shall, in respect of a proposed use or development, have regard to: (a) the intensity of the proposed use and its likely effect on the native fauna and flora on this and adjacent lands; (b) the nature and extent of landscaping, in particular the species of plants to be used; (c) the control of introduced plants or animals, including domestic pets; and (d) the management of public access to the land.



Specific Uses – Lake Bennett

SLB

Sections 90 to 97, 99 to 110 and 1252 to 1255 (all inclusive) Hundred of Howard, Lake Bennett locality.

1. The purpose of this zone is to ensure development around Lake Bennett does not have a detrimental impact on the lake and that the rural character and **amenity** of the area is maintained.
2. The use or development of Sections 90 to 97 (inclusive), 99 to 110 (inclusive) and 1252 to 1255 (inclusive) must be in accordance with the requirements of clauses 11 to 14 (inclusive).
3. In considering a proposed use or development the consent authority must consider:
   (a) any potential detrimental impact on the lake;
   (b) the extent to which the proposed use or development is appropriate to the land, taking into account the physical characteristics of the land including the visual impact of the proposal and the potential environmental impact of the proposal on the lake and water; and
   (c) whether services and infrastructure (including but not limited to water, sewerage, gas, electricity and roads) will be adequate to support the proposed use or development.
4. Without **consent**, Sections 90, 91 and 92 may be developed with a **single dwelling** on each section.
5. With **consent**, Sections 90, 91 and 92 may be developed for any other purpose that is in keeping with the rural character of the Lake Bennett locality.
6. Without **consent**, the owner of each of the following lots may, subject to the terms of the recreational easement, construct one pontoon on or partly on Section 1255:
   (a) Sections 92 to 97 (inclusive);
   (b) Sections 99 to 110 (inclusive);
   (c) an existing or proposed unit on Section 1252;
   (d) Sections 1253 and 1254.

   In this paragraph "recreational easement" means an easement in the terms stated in Schedule 4 to the *Lake Bennett (Land Title) Act*.
7. Without **consent**, Sections 93 to 97 (inclusive) and 99 to 110 (inclusive) may be developed with a **single dwelling** on each section.
8. With **consent**, Sections 93 to 97 (inclusive) and 99 to 110 (inclusive) may be developed for the following purposes:
   (a) **business sign;**
   (b) **dependant unit;**
   (c) **home occupation;**
   (d) **medical consulting room**.

9. With **consent**, Section 1252 may be used only for a condominium development for no more than 64 **dwellings** and is subject to the following conditions:

   (a) all development must be single **storey**;

   (b) all waste water and septic facilities must be sited at least 100 m from the full supply level of the lake, or outside its catchment, and designed so that no effluent flows into the lake;

   (c) **domestic livestock** must not be kept, exercised or trained on the land.

10. With **consent**, Section 1253 may be developed for the following purposes:

   (a) **business sign;**

   (b) **caravan park;**

   (c) **hostel;**

   (d) **hotel;**

   (e) **motel;**

   (f) **multiple dwellings;**

   (g) **promotion sign;**

   (h) **restaurant;**

   (i) **shop.**

11. A use or development for a purpose specified in paragraphs 4, 5, 7, 8 and 10 is subject to the following conditions:

   (a) all waste water and septic facilities must be sited at least 100 m from the full supply level of the lake, or outside its catchment, and designed so that no effluent flows into the lake;

   (b) **domestic livestock** must not be kept, exercised or trained on land within 100 m of the full supply level of the lake;

   (c) the keeping, exercising or training of **domestic livestock** on the land must not:

      i unreasonably contribute to the erosion or pollution of the land, adjoining land or the lake; or

      ii cause detriment to the **amenity** of the Lake Bennett locality because of excessive noise, offensive odours, excessive dust or the attraction of flies or vermin.

12. Sections 1254 and 1255 may be used only for recreational purposes but not for any activity that because of the generation of noise or disturbance will detrimentally affect the **amenity** of adjoining land. A further development (including using a **caravan** or camping) is not permitted on Section 1254 or 1255 other than a development mentioned in section 23(1) of the *Lake Bennett (Land Title) Act*.

13. A houseboat is not permitted on the lake.

14. **Domestic livestock** must not be kept, exercised or trained on section 1254 or 1255.

15. To ensure lots will be of a size that will preserve the rural character of the Lake Bennett locality, subdivision design must provide for lots 8 ha or larger with a minimum of one hectare of unconstrained land.

16. A building, other than a flag pole, lightning rod, aerial or antenna, must not exceed a height of:

    (a) for Sections 90 to 97 (inclusive) and 99 to 110 (inclusive) and section 1253 – 8.5 m; or

    (b) for Section 1252 – 5 m.

    The height of any point of a building (including a tiered or split level building) must be measured from ground level vertically below that point.

17. To ensure buildings, including sheds, on certain land are sited so they do not detract from the streetscape or **amenity** of adjoining land, a building on land, other than on Section 1252, must be set back at least 10 m from all boundaries.

18. To ensure pontoons are appropriately designed and constructed, a pontoon must:

    (a) not be larger than 4 m by 8 m with a ramp not exceeding 20 m; and

    (b) be moored by way of a ramp that is permanently and securely fixed to land or a **dwelling** above the high water mark.

    The highest point of the pontoon must be no more than 600 mm above the water.

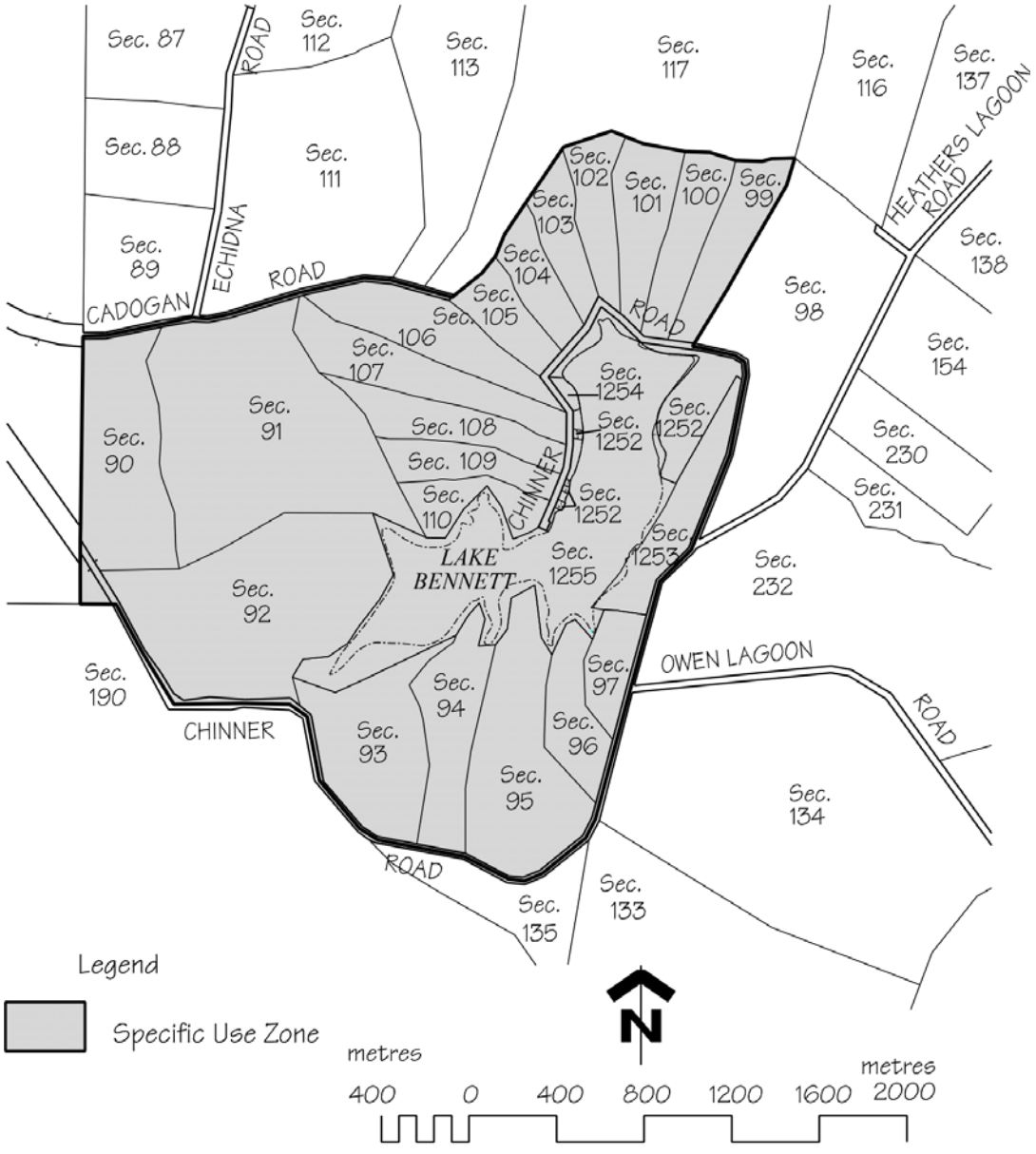
19. Land, other than Sections 1253, 1254 and 1255, may be used to provide accommodation in a **caravan** only if that **caravan** is the only **caravan** used as a residence on the **site** and is used:

    (a) as a temporary residence by the owner of the **site**;

    (b) by a dependant of a person occupying a **single dwelling** on the **site**;

    (c) temporarily by a bona fide visitor; or

    (d) by a bona fide caretaker of the land.



Secs. 90 to 97, 99 to 110 and 1252 to 1255
Lake Bennett
Hundred of Howard

Specific Uses – Litchfield

SL1

Portion 2915 McMillans Road, Knuckey Lagoon locality, Hundred of Bagot.

1. The purpose of this zone is to restrict the use and development of the land to the specified purposes.
2. With **consent**:
   (a) a **warehouse** for stock food and ancillary showroom;
   (b) **office**; and
   (c) **caretaker's residence**.

SL2

Lot 31, LTO81/005, De Caen Close, Virginia, Hundred of Bagot.

1. The purpose of this zone is to facilitate the use and development of the land for the specified purposes in addition to uses permissible within zone RL.
2. With **consent**:
   (a) the refurbishment and alteration of the existing development, the construction of a storage shed and a **motel**; and
   (b) land not already the subject of development to be used for a storage shed and **motel**, as if the land was zoned RL.

SL3

Land including part Portion 2627, Channel Island locality.

1. The purpose of this zone is to facilitate the use and development of the land for the purposes of electricity generation and distribution and for aquaculture.
2. The land may be used and developed without **consent** for:
3. purposes associated with the existing electricity generating station;
   (a) public access and recreation;
   (b) aquaculture and research facility, provided there is an approved environmental management plan under the *Environmental Assessment Act*.
4. With **consent**, the land may be used and developed for a liquefied petroleum gas storage facility.

SL4

Part Section 400 Stuart Highway, Freds Pass locality, Hundred of Strangways.

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a brickworks.
2. With **consent** the land may be used and developed for:
   (a) a brickworks; and
   (b) a **warehouse** for the sale of bricks.
3. A densely landscaped area at least 50m wide is to be established and continuously maintained on all boundaries of the land.

SL5

Part Section 643 off Hay Road, Berry Springs locality, Hundred of Cavenagh.

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a water bottling plant.
2. With **consent** and subject to paragraph 3, the land may be developed for a facility for the manufacturing of plastic bottles and for the bottling of water.
3. If more than 25,000 litres per hour of ground water is to be extracted from the land, the Controller of Water Resources within the meaning of the *Water Act*, must be satisfied that the proposed rate of ground water extraction from the land is appropriate having regard to the anticipated available ground water in the area.

SL6

Sections 5526 to 5528 (inclusive) and Part Sections 5525 and 4449, former Sections 3145 and 3146 and Part Section 3144, Girraween Road, Hundred of Bagot.

1. The purpose of this zone is to facilitate the development of the land as a local service centre.
2. The land may be used or developed with **consent** for a local centre comprising:
   (a) an area of approximately 3 ha for a primary school;
   (b) an area of approximately 2.2 ha for retail, commercial and service activities that are appropriate in a local business centre; and
   (c) once the area described in (b) is fully developed a further area of approximately 6.3 ha may be developed for any of the following purposes:

i. ambulance station
ii. **bed and breakfast accommodation**
iii. **business sign**
iv. **caravan park**
v. **car park**
vi. **child care centre**
vii. **cluster dwellings**
viii. **community centre**
ix. **dependant unit**
x. **single dwelling**
xi. **educational establishment**
xii. fire station
xiii. **home occupation**
xiv. **hotel**
xv. **indoor recreation establishment**
xvi. **licensed club**

subject to the following conditions:

(d) a masterplan for development of the **site** is to be submitted with any development application;

(e) a stormwater and flooding management plan is to be submitted with any development application including:

i. erosion prevention structures and silt retention facilities at appropriate locations; and

ii. low flow concrete invert drains, identified on the development plan from the **site** to a suitable discharge point;

(f) that the Controller of Water Resources, within the meaning of the *Water Act* is satisfied that:

i. the proposed wastewater management system is appropriate having regard to discharge to the environment; and

ii. the proposed means of water supply is appropriate having regard to anticipated available groundwater in the area and separation from town water supply production bores and private bores on adjoining land;

(g) no direct vehicular access to Girraween Road or the Anglesey Road to Hicks Road extension;

(h) a 10 m wide buffer along the Girraween Road frontage which is to be maintained with suitable vegetation;

(i) a 20 m wide buffer along the Anglesey Road to Hicks Road extension which is to be maintained with suitable vegetation.

SL7

Lot 30 LTO69/011 Henning Road, Hundred of Strangways.

1. The purpose of this zone is to facilitate the use or development of the subject land for the purposes of grain storage.
2. The land may be used or developed in accordance with the provisions of zone RL.
3. With **consent** the land may also be used or developed for a grain storage facility and **caretaker's residence** provided that the:
   (a) total area of development for the facility does not exceed 30% of the total **site** area;
   (b) facility is limited to one building; and
   (c) **floor area** used for the facility does not exceed 400m^2.
4. In considering a development application for a use or development, the consent authority must have particular regard to the disposal of storm water.

SL8

Part Section 2545 and Lot 4 LTO70/001 Arnhem Highway, Hundred of Strangways.

1. The purpose of this zone is to facilitate the use and development of the land for a **caravan park** and related activities.
2. In accordance with zone RL and with **consent**, the land may be used and developed for a **caravan park** including the following related land uses:
   (a) **caretaker's residence**;
   (b) **hostel**;
   (c) **motel**;
   (d) **promotion sign**;
   (e) **restaurant**; and
   (f) **shop**.

SL9

Part Lot 3 and part Lot 4 LTO73/022 Mira Road, Hundred of Cavenagh.

1. The purpose of this zone is provide for the development of the land for the purpose of a **caravan park**.
2. The land may be developed:
   (a) in accordance with the provisions of zone R; and
   (b) with consent for a **caravan park** that may include any of the following uses:
      i. **caretakers residence**;
      ii. **hostel**;
      iii. **motel**;
      iv. **promotion sign**;
      v. **restaurant**; and
      vi. **shop**.

SL10

Section 1746 Anzac Parade, Hundred of Guy.

1. The purpose of this zone is to provide for the development of the land for the purpose of Parks and Wildlife Headquarters.
2. The land may be developed:
   (a) in accordance with the provisions of zone H; and
   (b) without **consent** for **offices** and **multiple dwellings**.

Specific Uses – Namarada

SN1	Sections 3101 to 3134, 3136 to 3178, 3180 to 3229, 3232 to 3304, 3306 to 3317, 3319 to 3382, 3385, 3572 to 3622, 3689 to 3706, 3765 to 3864 (all inclusive) and part Section 2881, Dundee Beach, Hundred of Glyde. 1. The purpose of this zone is to: (a) ensure that development of the land is consistent with the conservation of the natural environment and the services and infrastructure that are available; and (b) protect the aquifer from salt water intrusion. 2. Sections 3114 to 3134, 3136 to 3178, 3180 to 3229, 3232 to 3291, 3326 to 3382, 3572 to 3593, 3596 to 3613, 3703 to 3706, 3765 to 3817 and 3835 to 3864 (all inclusive) Dundee Beach, Hundred of Glyde: (a) may be used with or without **consent** as the case may be in accordance with the provisions of zone RR; and (b) may not be subdivided to create a lot of less than 0.4ha in area. 3. Sections 3101 to 3113, 3292 to 3325, 3385, 3594, 3895, 3614 to 3622, 3689 to 3702, 3818 to 3834 and part Section 2881, Dundee Beach, Hundred of Glyde: (a) may be used with or without **consent** as the case may be in accordance with the provisions of zone RL; and (b) may not be subdivided to create a lot of less than 1.0ha in area. 4. No bore or well may be sunk on land subject to this zone.

Specific Uses – Palmerston

SP1

Lot 1219 Temple Terrace and Chung Wah Terrace, Town of Palmerston.

1. The purpose of this zone is to facilitate the use and development of the land for the purpose of a shopping centre and ancillary services.
2. With **consent** and subject to paragraphs 3 – 8 (inclusive):
   (a) **community centre;**
   (b) **leisure and recreation;**
   (c) **medical clinic;**
   (d) **office**;
   (e) **plant nursery;**
   (f) **restaurant;**
   (g) **shop;**
   (h) **showroom sales**;
3. Fencing, landscaping and/or the creation of mounds of earth are to be constructed and continuously maintained to provide a visual and acoustic barrier between the development and adjoining lots.
4. Between the hours of 7pm to 7am:
   (a) vehicles must not enter the development for the purpose of delivering goods to the supermarket; and
   (b) unloading of goods to or for the supermarket must not take place.
5. Any security lighting is to be constructed and maintained to ensure the minimum practicable spillage of light onto adjoining lots.
6. Vehicular entry to or exit from the development via Chung Wah Terrace is restricted to a roundabout constructed at the intersection of Chung Wah Terrace and Rolyat Street.
7. Vehicular exit from the development to Temple Terrace is restricted to a “left out” manoeuvre.
8. In considering a development application for a use or development the consent authority shall have regard to:
   (a) the provisions of this Scheme as though the land were in zone C; and
   (b) whether the proposed use or development is compatible with adjacent land uses.

SP2

Part Lot 4635 University Avenue, Durack, Town of Palmerston.

1. The purpose of this zone is to facilitate the subdivision and development of the land as a residential suburb.
2. The land may be subdivided and developed with **consent** as a residential suburb provided that a development application to subdivide the land is accompanied by:
   (a) a drawing indicating the proposed use and zoning of each lot; and
   (b) a report indicating the stages at which each lot will be rezoned.

SP3

Part Lot 4640 Chung Wah Terrace, Gunn, Town of Palmerston.

1. The purpose of this zone is to facilitate the subdivision and development of the land as a residential suburb.
2. The land may be subdivided and developed with **consent** as a residential suburb provided that a development application to subdivide the land is accompanied by:
   (a) a drawing indicating the proposed use and zoning of each lot; and
   (b) a report indicating the stages at which each lot will be rezoned.

SP4

Part Lot 7652 Stuart Highway, Farrar, Town of Palmerston.

1. The purpose of this zone is to facilitate the subdivision and development of the land as a residential suburb.
2. With **consent t**he land may be subdivided and developed as a residential suburb provided that a development application to subdivide the land is accompanied by:
   (a) a drawing indicating the proposed use and zoning of each lot; and
   (b) a report indicating the stages at which each lot will be rezoned.
3. Land may be developed without **consent** for a **single dwelling** provided:
   (a) the **single dwelling** is on a lot that exceeds 600m^2 in area;
   (b) the development is in accordance with the requirements of zone SD; and
   (c) a certificate of title has issued in relation to the lot.

SP5

Lots 8410 and 8511 Brennan Court, Farrar, Town of Palmerston.

1. The purpose of this zone is to facilitate the use and development of the land for the purposes of health related services and facilities.
2. With **consent** and subject to paragraphs 3 and 4, the land may be used and developed for a health precinct inclusive of:
   (a) a range of health facilities and services;
   (b) limited residential development; and
   (c) ancillary commercial development related to the health activities within the precinct.
3. Buildings or structures must not cover more than 50% of a lot at ground level.
4. The setbacks of **residential buildings** are to:
   (a) ensure that the buildings do not unduly look out over neighbouring buildings; and
   (b) have regard to and accommodate prevailing breezes.

SP6

Lot 8480 Emerald Place, Town of Palmerston.

1. The purpose of this zone is to facilitate the use and development of the land for a **medical clinic** and/ or an **office**.
2. With **consent**, the land may be used and developed for the purposes of a **medical clinic** or an **office** or for both uses.

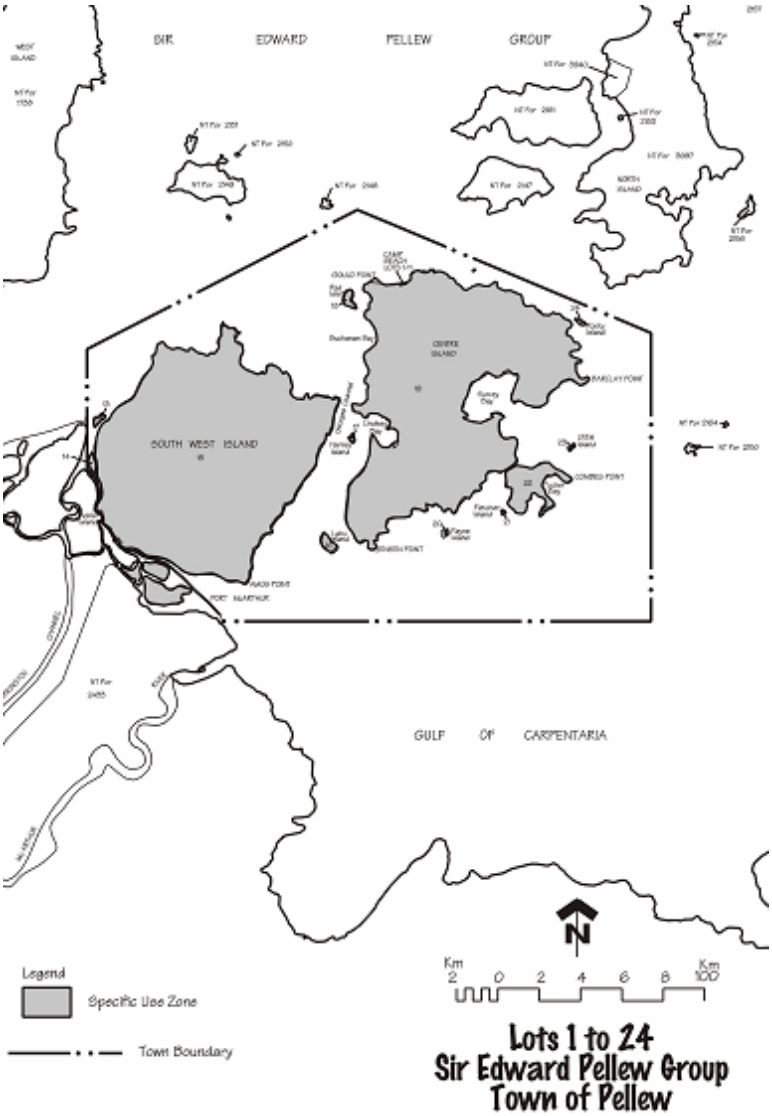
SP7

Lot 8631 and part Lot 9 Farrar Boulevard, Town of Palmerston.

1. The purpose of this zone is to facilitate the use and development of the land as a **medical clinic**.
2. With **consent**, the land may be used and developed for the purpose of a **medical clinic**.

Specific Uses – Pellew

SPW	Lots 1 to 24 (inclusive) Town of Pellew and three islands within NT Portion 4319 (all part of the Sir Edward Pellew group). 1. The purpose of this zone is to ensure that development of the land is consistent with the conservation of the natural environment. 2. With **consent**, the land may be used or developed for any appropriate use or development. 3. Consistent with the conservation of the natural environment, the consent authority shall, in respect of a proposed use or development, have regard to: (a) the intensity of the proposed use and its likely effect on the native fauna and flora on this and adjacent lands; (b) the nature and extent of landscaping, in particular the species of plants to be used; (c) the control of introduced plants or animals, including domestic pets; and (d) the management of public access to the land.



SCHEDULE 2	
Schedule to Clause 2.7 - Reference to Policy	
Litchfield Planning Concepts and Land Use Objectives 2002	Department of Planning and Infrastructure
Coomalie Planning Concepts and Land Use Objectives 2000	Department of Planning and Infrastructure
Finniss Planning Concepts and Land Use Objectives 2002	Department of Planning and Infrastructure
Capital City Charter	Capital City Committee (Northern Territory Government and Darwin City Council)

SCHEDULE 3	
Schedule to Clause 2.8 -Reference to Guidelines	
Environmental Guidelines for Reclamation in Coastal Areas	Department of Natural Resources, Environment and the Arts
AS 2021 – 2000 Australian Standard Acoustics – Aircraft Noise Intrusion – Building Siting and Construction Table 2.1 Building Site Acceptability	Standards Australia
Rapid Creek Flood Study	Connell Wagner – May 1999
Priority Environmental Management Areas – Litchfield Shire (Litchfield Planning Concepts and Land Use Objectives 2002)	Department of Planning and Infrastructure
Land Clearing Guidelines	Department of Natural Resources, Environment and the Arts
Community Safety Design Guide	Department of Planning and Infrastructure

SCHEDULE 4		
Schedule to Clause 12.1 - Aboriginal Community Living Areas		
NT Portion	**Community**	**Locality**
4849	Akwerrnge	Neutral Junction
3559	Alatyeye	Alcoota
1949	Alpurrurlam	Lake Nash
2417	Aluralkwa	Loves Creek
3697	Alyuen	Aileron
2096	Angula	Woodgreen
3520	Angula	Woodgreen
3523	Anyungyumba	Pine Hill
4761	Areyn	Derry Downs
2431	Atitjere	Mount Riddock
3362	Binjari	Manbulloo
3542	Binjen Ningguwung	Keep River
3278	Bringung	Roper Valley
2982	Bulla Goorbidjim	Auvergne
4779	Camfield Mudburra	Camfield
3868	Djarrung	West Mathison
3863	Dumbral	Newry
1648	Engawala	Alcoota
3729	Gulunurra	Alroy Downs
4630	Gurdangi	McAthur River
1507	Hodgson Downs	Hodgson Downs
4252	Ijarri	Tawallah
4392	Ilpurla	Henbury
1600	Imangara	Murray Downs
4479	Imperrenth	Elkedra
4235	Inelye	Huckitta
2706	Injulkama	Amburla
3609	Irrerlirre	MacDonald Downs
4627	Irtnwere Tyewelkere	West MacDonnell National Park
3696	Iuwakam	Gregory National Park (Bob's Yard)
3721	Jangirurla	Powell Creek
4094	Jibabana	Spring Creek
1508	Djembere	Elsey (Jilkminggan)
2989	Jirrngow	Mistake creek
4253	Jungalina	Wollogorang
3788	Jungarrayiwarnu	Newhaven
4780	Kalumbulani	Camfield
3789	Karriyarra	Central Mount Wedge
4472	Kujuluwa	Brunette Downs
4747	Kurripi	Mt Denison
4069	Laramba	Napperby
2425	Lilla	Watarrka National Park
3524	Lingarra-Ngaringman	Humbert River
4621	Mamp	Coniston
4450	Maperte	Lucy Creek
3046	Marralum Darrigaru	Legune
4731	Marurrum	Rosewood
3695	Mayamumbin	Gregory National Park (Barrac Barrac)

SCHEDULE 4

Schedule to Clause 12.1 - Aboriginal Community Living Areas

NT Portion	Community	Locality
1224	Mbungara	Narwietooma
4871	Meercantie	Mount Doreen
4626	Menge	West MacDonnell National Park
3543	Mistake Creek	Mistake Creek
3540	Mulluyu	Kirkimbie
2719	Ngaringman Yarralin	Victoria River
3368	Nungali Jaminjung	
3541	Nyawanyawam Dawang	Keep River
2957	Orrtipa Thurra	Jervois
4635	Pantharrpilenhe	Ambalindum
4848	Pawuwa	Phillip Creek
4254	Pwerte Marnte Marnte	Orange Creek
1480	Tara	Neutral Junction
1475	Titjikala	Maryvale
2440	Ukaka	Tempe Downs
3521	Ulbulla	Umbeara
2426	Ulpanyali	Tempe Downs
2868	Urlampe	Tobermorey
4631	W Lagoon	McArthur River
4408	Waju	Mount Cavenagh
3880	Wanarkula	Mulga Park
2424	Wanmarra	Watarrka National Park
4698	Wapirrka	Victory Downs
2000	Welere	Derry Downs
1628	Wilora	Stirling
3319	Wirrmalyanya	Umbeara
2439	Wogayala	Rockhampton Downs
4308	Wonmurri	Manangoora
3369	Wunoorill	Hodgson River
3867	Wurrkleni	Willeroo
3360	Wutunurrgurra	Epenarra
1951	Yanginj	Anningie
4248	Yangulinyina	Calvert Hills
1545	Yupanalla	Urapunga

SCHEDULE 5
SCHEDULE TO CLAUSE 12.2 - TOWNS ON ABORIGINAL LAND
No towns have been included in this schedule to date.

REFERENCES AND FURTHER READING

Aboriginal Community Living Areas Control Plans (listed at Schedule 4)
Alice Springs Town Plan 1992
Alice Springs (South West Districts) Rural Areas Plan 1988
Batchelor Town Plan 1981
Borroloola Town Plan 1984
Brewer Estate (Offensive or Hazardous Industry) Control Plan 1990
Crab Claw Island Control Plan 1998
Darwin Rural Area Plan 1983
Darwin Town Plan 1990
Development Provisions Lake Bennett Locality 2005
East Arm Control Plan 1998
Highways Control Plan 1984
Katherine Town Plan 1981
Katherine Rural Area Plan 1988
Kings Canyon Wilderness Resort Town Plan 1987
Litchfield Area Plan 2004
Namarada Area Plan 1990
Palmerston Town Plan 1982
Tennant Creek Control Plan 1998
Town of Pellew Control Plan 1985

Alice Springs Central Area Land Use Objectives and Planning Concepts 1996
Alice Springs Land Use Structure Plan 1999 and Land Use Objectives
AustralAsia Railway (NT Corridor) Land Use Objectives 1996
Borroloola Planning Concepts and Land Use Objectives 2001
Central Darwin Land Use Objectives 1996
Central Darwin Planning Concepts and Development Opportunities 1996
Central Darwin Planning Concepts and Land Use Objectives 1999
Coomalie Planning Concepts and Land Use Objectives 2000
Cox Peninsula Land Use Structure Plan 1990
Darwin Regional Land Use Structure Plan 1990
Design Guide for Residential and Commercial Development in the Northern Territory
Finniss Land Use Structure Plan 1990
Finniss Planning Concepts and Land use Objectives 2002
Gunn Point Peninsula Land Use Structure Plan 1990
Katherine Land Use Structure Plan 1991
Katherine Planning Concepts and Land Use Objectives 2001
Land Use Objectives for Land in the Vicinity of Darwin Airport 1997
Litchfield Land Use Structure Plan 1990
Litchfield Planning Concepts and Land Use Objectives 2002
Mandorah Land Use Concept Plan 1990
Mataranaka Planning Concepts and Land Use Objectives 2001
Mt Johns Valley Land Use Objectives and Planning Concepts 1996
Murrumujuk Land Use Concept Plan 1990
Pine Creek Planning Concepts and Land Use Objectives 2001
Rapid Creek Planning Concepts and Land Use Objectives 2000

ZONING TABLE	SD	MD	MR	HR	CV	CL	CB	C	SC	TC	LI	GI	DV	PS	OR	H	A	RR	RL	R	CP	CN	HT	RD	WM	FD	T
abattoir	x	x	x	x	x	x	x	x	x	x	x	x	**D**	x	x	x	**D**	x	x	x	x	x	x	x	x	x	x
agriculture	x	x	x	x	x	**P**	x	x	x	x	x	**D**	x	x	x	**P**	**P**	x	**D**	**P**	x	x	x	**D**	**D**	**D**	x
animal boarding	x	x	x	x	x	x	x	x	**D**	x	**D**	**D**	**D**	x	x	**D**	**P**	x	**D**	**D**	**D**	x	x	**D**	x	**D**	x
bed and breakfast	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**x**	x	**D**	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	x	x	**D**	x	**D**	**D**	**P**
business sign	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**D**	**P**	**P**	**P**	**P**
caravan park	x	x	x	x	**D**	x	x	x	x	**D**	x	x	x	x	x	x	**D**	x	x	x	x	x	x	x	**D**	**D**	**D**
caretaker's residence	x	x	x	x	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**D**	**D**	x	x	x	x	x	**P**	**D**	**D**	**D**	**D**	**D**	**D**
car park	x	x	x	x	x	x	**D**	**D**	**D**	**D**	**P**	**P**	**D**	x	**D**	x	x	x	x	x	x	x	x	x	x	**D**	**D**
child care centre	x	x	x	**D**	x	x	**D**	**D**	x	**D**	x	x	x	x	**D**	x	x	x	**D**	**D**	**P**	x	**D**	x	x	**D**	**D**
community centre	**D**	**D**	**D**	**D**	**D**	**P**	**D**	**D**	x	**D**	**D**	x	x	**D**	**P**	x	x	**D**	**D**	**D**	**P**	x	**D**	x	x	**D**	**D**
dependant unit	**P**	**P**	**P**	**P**	**P**	**P**	**D**	**x**	x	**D**	x	x	x	x	x	**P**	**P**	**P**	**P**	**P**	x	x	**D**	x	**P**	**P**	**P**
domestic livestock	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	**P**	**P**	**P**	**P**	**P**	x	x	x	x	**P**	**P**	x
education establishment	x	x	x	**D**	x	**P**	**D**	**x**	**D**	**D**	**D**	**D**	**D**	x	x	x	**D**	x	x	**D**	**P**	x	**D**	x	x	**D**	**D**
fuel depot	x	x	x	x	x	x	x	x	x	x	x	**D**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	x
general industry	x	x	x	x	x	x	x	x	x	x	x	**P**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	x
group home	**P**	**P**	**P**	**P**	x	**P**	**P**	x	x	x	x	x	x	x	x	**P**	**P**	**P**	**P**	**P**	x	x	x	x	**P**	**P**	**P**
home based child care centre	**D**	**D**	**D**	**D**	**D**	**D**	x	**x**	x	**D**	x	x	x	x	**D**	x	**P**	**D**	**P**	**P**	x	x	**D**	x	**D**	**D**	**D**
home based contracting	**P**	**P**	**P**	**P**	**P**	**P**	x	**x**	**P**	**P**	x	x	x	x	x	**P**	**P**	**P**	**P**	**P**	x	x	**D**	x	x	**D**	**P**
home occupation	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**D**	x	**D**	**P**	**P**
horticulture	x	x	x	x	x	**D**	x	x	x	x	x	x	x	x	x	**P**	**P**	x	**D**	**P**	x	x	x	**D**	x	**D**	x
hospital	x	x	x	x	x	x	x	**x**	x	x	x	x	x	x	x	x	x	x	x	x	**D**	x	x	x	x	**D**	**D**
hostel	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	**D**	x	x	x	**D**	x	x	x	x	x	**D**	x	**D**	x	**D**
hotel	x	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	**D**	**D**
intensive animal husbandry	x	x	x	x	x	x	x	x	x	x	x	x	**D**	x	x	**D**	**D**	x	**D**	**D**	x	x	x	x	x	**D**	x
leisure and recreation	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	**P**	x	x	x	**D**	x	x	x	x	**D**	**D**
licensed club	x	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	**D**	x	x	x	x	x	x	x	x	x	x	**D**	**D**
light industry	x	x	x	x	x	x	**D**	**x**	**D**	x	**P**	**P**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	x
medical clinic	x	x	x	**D**	x	**P**	**D**	**D**	**D**	**D**	**P**	**P**	**D**	x	x	x	x	x	x	x	**D**	x	**D**	x	x	**D**	**D**
medical consulting rooms	**D**	**D**	**D**	**D**	**D**	**P**	**D**	**D**	x	**D**	x	x	x	x	x	x	**D**	**D**	**P**	**P**	x	x	**D**	x	x	**D**	**D**
motel	x	x	x	**D**	**D**	x	**D**	**D**	**D**	**D**	x	x	**D**	x	x	x	x	x	x	x	x	x	x	x	**D**	**D**	**D**
motor body works	x	x	x	x	x	x	**D**	x	**D**	x	**P**	**P**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	**D**
motor repair station	x	x	x	x	x	x	**D**	**D**	**D**	x	**P**	**P**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	**D**

ZONING TABLE	SD	MD	MR	HR	CV	CL	CB	C	SC	TC	LI	GI	DV	PS	OR	H	A	RR	RL	R	CP	CN	HT	RD	WM	FD	T
multiple dwellings	x	**D**	**D**	**D**	x	**P**	**D**	**D**	x	**D**	x	x	x	x	x	**P**	**P**	x	x	x	x	x	**D**	x	x	**D**	**D**
office	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	x	x	x	x	x	**D**	x	x	**D**	**D**
passenger terminal	x	x	x	x	x	x	**D**	**x**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	x	x	x	**D**	x	x	x	x	x	**D**
place of worship	x	x	x	**D**	**D**	**P**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	**D**	x	x	**D**	**P**	x	**D**	x	x	**D**	**P**
plant nursery	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**P**	**D**	x	x	x	**P**	**P**	**D**	**D**	**P**	**D**	x	x	**D**	**D**	**D**	**D**
promotion sign	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**P**	x	x	x	x	x	**D**	x	x	**D**	**D**	**D**	**D**
recycling depot	x	x	x	x	x	x	x	x	x	x	**D**	**P**	**D**	x	x	x	x	x	x	x	**D**	x	x	x	x	x	**D**
restaurant	x	x	x	**D**	**D**	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	**D**	x	**D**	**D**	x	**D**	**D**	**D**
retail agricultural stall	x	x	x	x	x	**P**	x	x	x	x	x	x	x	x	x	**P**	**P**	x	**P**	**P**	x	x	x	**D**	x	**D**	x
rural industry	x	x	x	x	x	x	x	x	x	x	**D**	**P**	x	x	x	**P**	**P**	x	**D**	**D**	x	x	x	x	x	x	x
service station	x	x	x	x	x	x	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	**D**	**D**
shop	x	x	x	x	**D**	**P**	**D**	**D**	**D**	**D**	**D**	**D**	**D**	x	**D**	x	x	x	x	x	x	**D**	**D**	x	x	**D**	**D**
showroom sales	x	x	x	x	x	x	**D**	**D**	**P**	x	**P**	**D**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	**D**
single dwelling	**P**	**P**	**P**	**P**	**P**	**P**	x	**x**	x	**D**	x	x	x	x	x	**P**	**P**	**P**	**P**	**P**	x	x	**D**	x	**D**	**D**	**P**
stables	x	x	x	x	x	**D**	x	x	x	x	x	x	x	x	**D**	**D**	**D**	**x**	**D**	**D**	x	x	x	**D**	**D**	x	x
supporting accommodation	**D**	**D**	**D**	**D**	x	**P**	**D**	**D**	**D**	x	x	x	x	x	x	x	x	**D**	**D**	**D**	**D**	x	x	x	x	**D**	**D**
transport terminal	x	x	x	x	x	x	x	x	**D**	x	**P**	**P**	**D**	x	x	**D**	**D**	x	x	**D**	x	x	x	x	x	x	**D**
vehicle sales and hire	x	x	x	x	x	x	**D**	**D**	**D**	**D**	**P**	**P**	**D**	x	x	x	x	x	x	x	x	x	x	x	x	x	**D**
veterinary clinic	x	x	x	x	x	x	**D**	**D**	**D**	x	**D**	**P**	x	x	x	x	**P**	x	**D**	**D**	**D**	x	x	x	x	**D**	**D**
warehouse	x	x	x	x	x	x	x	**x**	**D**	x	**P**	**P**	**D**	x	x	x	**P**	x	x	x	x	x	x	x	x	x	**D**